



# 4063 Attwater Street

MCKINNEY, TX 75071

**PAINTED TREE WOODLAND DISTRICT 60**

SEABERRY II FLOOR PLAN

PRICED AT

~~\$873,817~~ **\$795,000**
**3485**

SQUARE FEET

**4**

BEDROOMS

**4.0**

BATHROOMS

**2**

CAR GARAGE

Under Contract



Situated on a north-facing interior lot, this stunning two-story home offers an exceptional blend of style and functionality with a beautiful Stone Elevation and cedar garage doors enhancing its curb appeal. Step inside to discover an 8' Warwick Front Door leading to a bright, open layout where Engineered Wood floors flow seamlessly through the main living areas. The main level features a private Study enclosed by elegant Glass French Doors, a Formal Dining room with a large pantry connected to the Butler's Pantry, and a Signature Series kitchen designed for both beauty and efficiency. This chef's space boasts modern cabinets, Quartz countertops extending into all baths, a Mosaic kitchen backsplash, an expansive island, a trash can pull-out, and a gas cooktop with pot and pan drawers beneath a wood vent hood. The spacious Family Room impresses with 18' vaulted ceilings, a horizontal railing along the second-floor overlook, and a striking Tile-to-Ceiling Fireplace. Upstairs, a versatile Game Room joins the pre-wired 5.1 Surround Sound Media Room for endless entertainment possibilities. The luxurious primary suite is a true retreat, while a first-floor secondary bedroom with a walk-in shower adds flexibility. Additional highlights include a mud room with bench cabinets and utility cabinets for extra storage, an oak starter step adding warmth to the staircase, a bricked front porch, gutters, upgraded carpet and tile, and a gas drop on the patio for outdoor cooking. A tankless water heater ensures efficiency, while the J-swing driveway enhances the home's striking elevation. Call or visit Bloomfield at Painted Tree in McKinney today to experience this exquisite home firsthand!

