



# Painted Tree Woodland District 70

4005 Attwater Street  
McKinney, TX 75071

**2,775 – 4,238**  
SQUARE FEET

**3 – 5**  
BEDROOMS

**3 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

## MODELS

4005 Attwater St, McKinney, TX 75071

4009 Attwater St, McKinney, TX 75071



Introducing Painted Tree in McKinney: a masterfully crafted community set against the backdrop of nature's splendor.

Situated just 30 miles north of Dallas and to the west of I-75 near the heart of McKinney, this enclave spans 200 acres of pristine open space, crowned by a 20-acre lake teeming with fish. But Painted Tree is more than just a residence; it's an escape and a gateway to cherished moments. With three distinct community hubs, every day is an opportunity for adventure and connection.

Enjoy live performances at The Outpost, bask in the sun by the Vintage Trailhead's pool, or soak in serene lake views by the fire at Lakeside Trailhead.

Bloomfield Homes proudly presents the Signature Series here, designs that are as elegant as they are functional, catering to diverse lifestyles. Plus, with the top-tier "A-Rated" McKinney ISD serving the area, education is never compromised.

Why just dream about such a lifestyle when you can live it? Dive into unparalleled living with Bloomfield at Painted Tree!





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## Signature Series Community:

- 8' Front Door
- Fully Bricked Front Porch
- Cedar Garage Doors
- Wood Flooring in Entryways
- Deluxe Signature Series Kitchen
- Upgraded Built-In Appliances
- Upgraded 5" Baseboards on All Floors
- Fireplace with Stone to the Mantel
- Tiled Bathroom Tub Surround
- Deck Mount Tub
- Upper Cabinets in the Laundry Room

## Community Amenities:

- Village Trailhead
  - Pool
  - Sun Shelf
  - Pool House
  - Lush Lawn
  - Playground
  - Strider Pump Track
- Trails
  - 9 Miles of Natura Trails
  - 10 Miles of Paved Paths
  - Two Lane Bike Path
- Painted Tree Lake
  - 20 acre
  - Catch & Release Fishing
- The Outpost
  - Tree Top Slide
  - Adventure Park
  - Playground
  - Covered Porch
- -Trailheads
- Lakeside Trailhead\*
  - Pool
  - Gathering Space
  - Outdoor Firepit
  - Trailhead to Nature Trails

\* Future amenities are based on current concepts, which are subject to change without notice. No guarantee is made that the features will be built.

## Local Area Amenities:

- Heard Natural Science Museum & Wildlife Sanctuary
- Parks and Recreation
- McKinney Community Center
- McKinney Roughs Nature Park
- Historic Downtown McKinney
- Landon Winery

## Utilities:

- Electric: Reliant 855.671.7972
- Gas: Atmos 888.286.6700
- Internet Providers: Spectrum 855.860.9068
- Water: City of McKinney 972.547.7550
- Trash & Recycling:
  - City of McKinney 972.547.7385
  - Waste Connections 469.452.8000

## HOA

CCMC

(469) 899-0353

## Schools

<b>District</b>	McKinney ISD
<b>Elementary</b>	Lizzie Nell C McClure Elementary School
<b>Middle</b>	Cockrill Middle School
<b>High</b>	Boyd North High School

