



# Painted Tree Woodland District 70

**Signature Series | NO MUD | NO PID**

**2,775 – 4,238**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2.5 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

## MODELS

4005 Attwater St, McKinney, TX 75071 | **Bellflower IV**

4009 Attwater St, McKinney, TX 75071 | **Violet IV**



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.

## Utilities:

- Electric: Reliant 855.671.7972
- Gas: Atmos 888.286.6700
- Internet Providers: AT&T 800.288.2020
- Water: City of McKinney 972.547.7550
- Trash & Recycling:
  - City of McKinney 972.547.7385
  - Waste Connections 469.452.8000

## Police & Fire:

- Police Department: 972.547.2700
- Fire Department: 972.547.2850

## HOA

\$1,080/year

CCMC

(469) 899-0353

## Tax

**Rate Per \$100**

1.74

## Schools

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

## Driving Directions

From Central Expressway (75) going North, you will exit 42A Wilmeth Road and take a left on Wilmeth Road going West. Continue going west on Wilmeth and after you pass the roundabout at Taylor Burk Drive you will turn right on Andesite Road and take an immediate left on Attwater Street. The models will be on the left side of Attwater Street.