BLOOMFIELD HOMES



COMMUNITY SALES MANAGER

Francis Carrasco

CELL: (469) 215-3273

SALES OFFICE: (817) 953-3513

Painted Tree Woodland District 70

Signature Series | NO MUD | NO PID

2,775 – 4,238	3 – 6	2.5 – 5.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	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!

EQUAL HOUSING OPPORTUNITY

Document generated Nov 3, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.

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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

District	McKinney ISD
Elementary	Lizzie Nell C McClure Elementary School
Middle	Scott Johnson Middle School
High	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.

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