



COMMUNITY SALES MANAGER

Francis Carrasco

CELL: (469) 215-3273

SALES OFFICE: (817) 953-3513

# Magnolia III

CLASSIC SERIES

## PAINTED TREE WOODLAND DISTRICT 70

4005 ATTWATER STREET, MCKINNEY, TX 75071

3-Car Garage Included

HOMES FROM  
**\$830,990**

**3,754**

SQUARE FEET

**5**

BEDROOMS

**3.5**

BATHROOMS

**3**

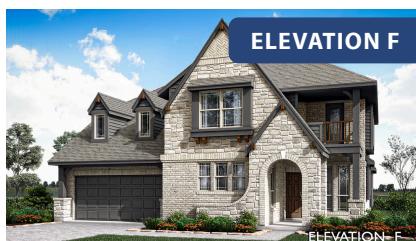
CAR GARAGE



ELEVATION CS



ELEVATION A



ELEVATION F



ELEVATION AS



ELEVATION C



ELEVATION D



Document generated Feb 8, 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.



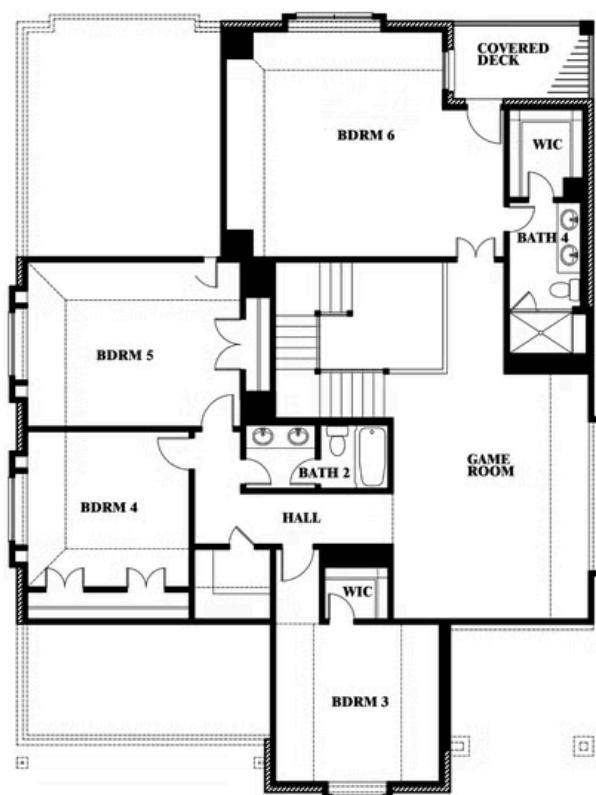
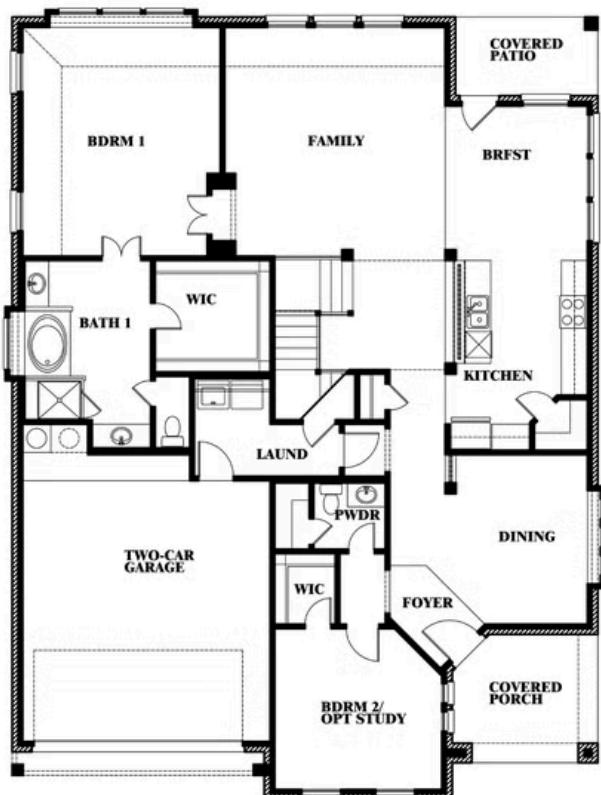
# Magnolia III

## MAGNOLIA III FLOOR PLAN

**PAINTED TREE WOODLAND DISTRICT 70**  
4005 ATTWATER STREET, MCKINNEY, TX 75071



## Magnolia III



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 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.


**COMMUNITY SALES MANAGER**

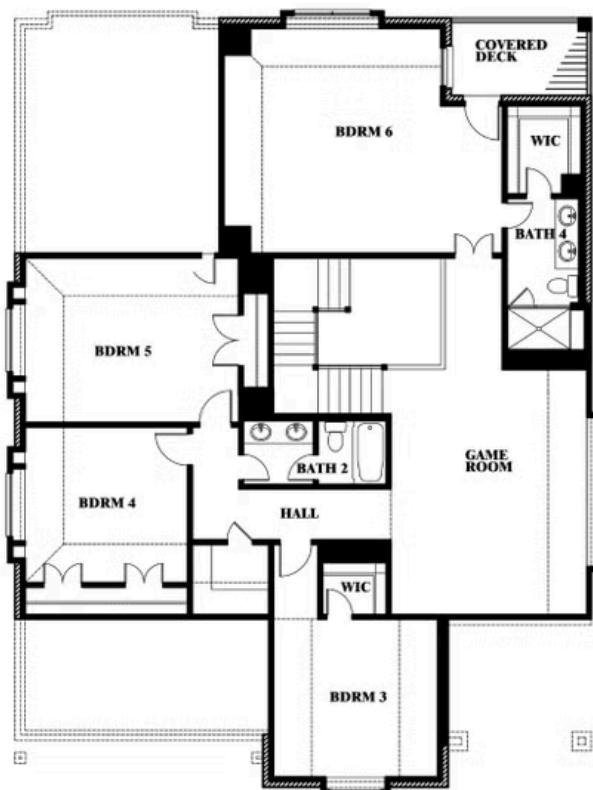
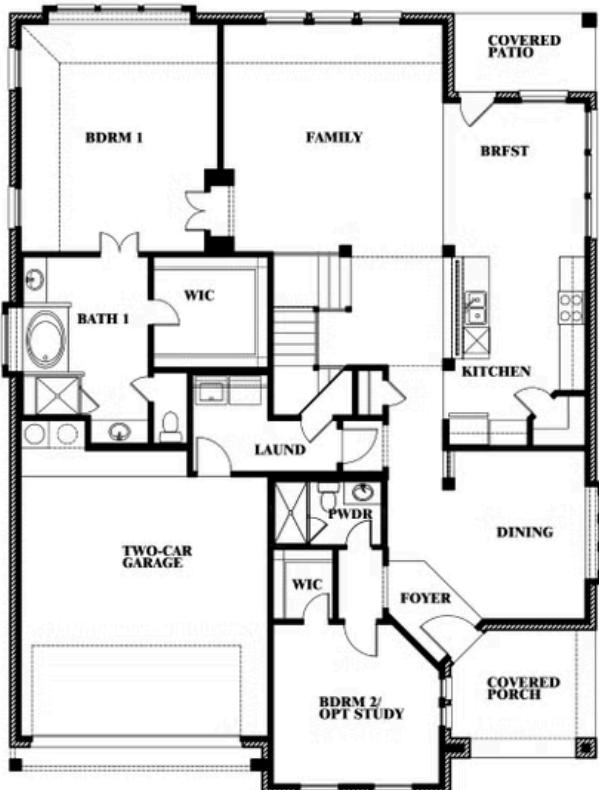
Francis Carrasco

CELL: (469) 215-3273

SALES OFFICE: (817) 953-3513

# Magnolia III

**MAGNOLIA III FLOOR PLAN WITH OPTIONAL SHOWER  
AT POWDER**
**PAINTED TREE WOODLAND DISTRICT 70**  
 4005 ATTWATER STREET, MCKINNEY, TX 75071

**Magnolia III**  
*Opt. Shower at Powder*


This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 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.


**COMMUNITY SALES MANAGER**

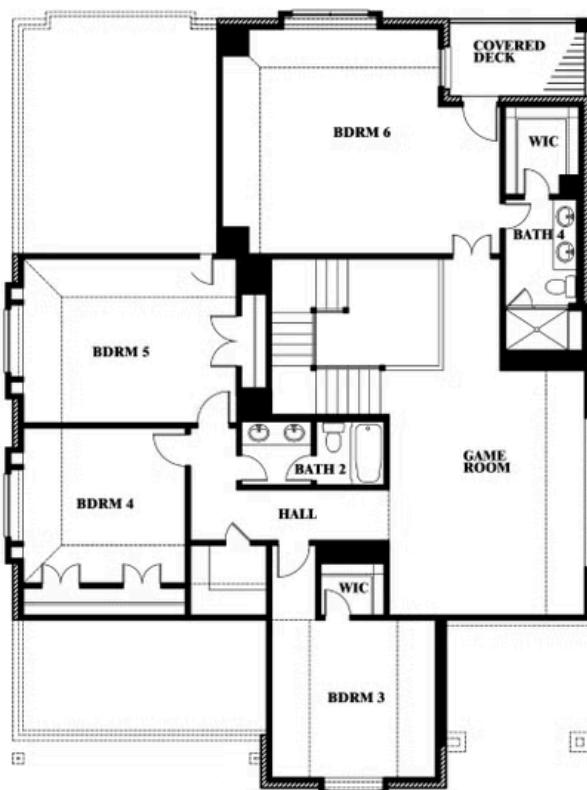
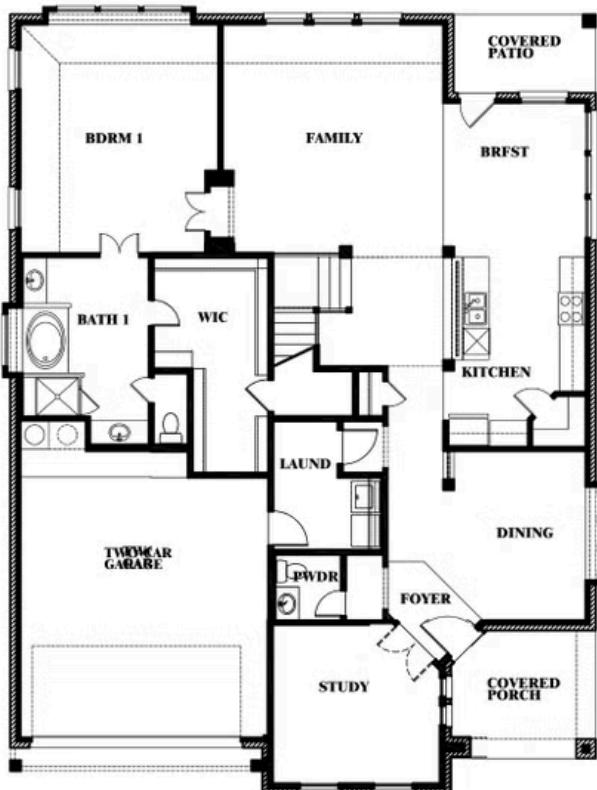
Francis Carrasco

CELL: (469) 215-3273

SALES OFFICE: (817) 953-3513

# Magnolia III

**MAGNOLIA III FLOOR PLAN WITH OPTIONAL MUD  
ROOM**
**PAINTED TREE WOODLAND DISTRICT 70**  
 4005 ATTWATER STREET, MCKINNEY, TX 75071

**Magnolia III**  
*Opt. Mud Room & Ext. Primary Closet*


This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 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.



**COMMUNITY SALES MANAGER**

Francis Carrasco

CELL: (469) 215-3273

SALES OFFICE: (817) 953-3513

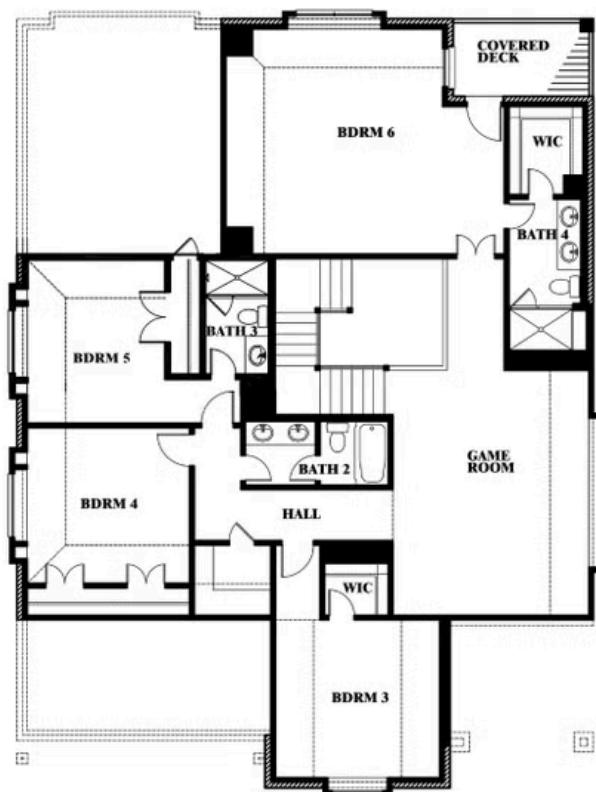
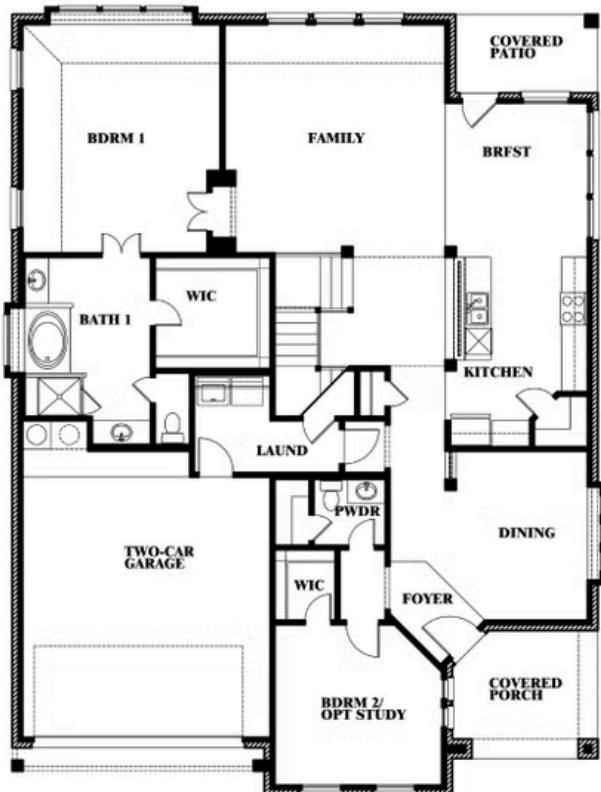
# Magnolia III

**PAINTED TREE WOODLAND DISTRICT 70**  
4005 ATTWATER STREET, MCKINNEY, TX 75071

MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3

**BLOOMFIELD**  
**HOMES**

**Magnolia III**  
Opt. Bath 3 at Bed 5



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 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.