



**CLOSEOUT**

# Willow Wood

**No MUD/PID | Melissa ISD**

**2,098 – 3,620**  
SQUARE FEET

**4 – 5**  
BEDROOMS

**3 – 4**  
BATHROOMS

**2**  
CAR GARAGE



Only 30 miles north of downtown Dallas, you'll find the picturesque 306-acre, master-planned community of Willow Wood!

Located in the City of McKinney, ranked as the #1 Best Place to Live in America by Money Magazine in 2014, Willow Wood has everything you've ever dreamed of. The amenities include a swimming pool with a splash park and a generous deck with covered seating areas. Out of the water, you'll enjoy the community pavilion, sports court, and playground.

Willow Wood students attend the exemplary Melissa Independent School District. Residents also enjoy close proximity to US Highway 75 and State Highway 121, connecting them to McKinney's quaint and historic downtown district, shopping, and fine dining.



## Willow Wood

### Community Amenities

- Playground
- Park
- Pool
- Trails
- Basketball Court

### Local Area Amenities:

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

### 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

\$665/year  
CMA Management  
(972) 943-2870

### Tax

#### Rate Per \$100

1.92

### Schools

<b>District</b>	Melissa ISD
<b>Elementary</b>	Willow Wood Elementary School
<b>Middle</b>	Melissa Middle School
<b>High</b>	Melissa High School

### Driving Directions

Travel north on Hwy 75. Take the exit for FM 543 and turn right. Take FM 543 until it ends at McDonald (SH 5) and turn left. Go over E. Fork Trinity River bridges and then Willow Wood will be on the right. Turn on Willow Wood Blvd. and then left on Parkdale Drive. Then right on Alexander Drive which turns left into Cypresswood Lane. Our model is on the left.

