



3925 Clingsman Way

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 50
CYPRESS II FLOOR PLAN

PRICED AT

~~\$709,397~~ **\$680,763****2459**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2**
CAR GARAGE

Bloomfield's Cypress II is a luxurious 1.5-story home that seamlessly blends craftsmanship and elegance, offering 4 bedrooms and 3 baths. Beyond the striking 8' Glass Front Door, a stunning Stone Elevation with Summer Ash Brick and cedar garage doors sets the tone for the sophistication inside. A Private Study with Glass French Doors greets you off the entry, while the Family Room centers around a breathtaking Tile-to-Ceiling Fireplace with gas logs, flowing effortlessly into a Gourmet Kitchen designed for both beauty and function. The Deluxe Kitchen is a chef's dream, featuring an upgraded backsplash, modern Pure White cabinets, an abundance of Quartz countertops, pot and pan drawers, a trash can pull-out, a wood vent hood, and all-gas SS appliances, with the island perfectly positioned for additional seating. Engineered wood floors enhance the open-concept layout, complemented by upgraded carpet in select areas for added comfort. Thoughtfully designed, the home offers ample storage with a large walk-in pantry, utility cabinets, a buffet at the Breakfast Nook, and spacious closets throughout. The Primary Suite is a true retreat, boasting a generous sitting area, while upstairs, a versatile Game Room, a private bedroom, and a full bath provide flexibility for guests or family. A bricked front porch and gutters add curb appeal, while the huge covered patio extends the living space outdoors. Set on a desirable north-facing interior lot, this home seamlessly combines style, convenience, and efficiency with a tankless water heater and access to premier community amenities, including a clubhouse, lake, pool, trails, and more. Visit Painted Tree today to discover your dream home!

