



3928 Clingsman Way

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 50

ROSE III FLOOR PLAN

PRICED AT

~~\$810,004~~ **\$780,725****3557**
SQUARE FEET**6**
BEDROOMS**4.0**
BATHROOMS**2**
CAR GARAGE

Bloomfield's Rose III plan is a beautifully designed two-story home featuring 6 bedrooms, 4 baths, a Study, a Game Room, and a spacious Covered Patio. Set on an interior lot, its striking curb appeal is enhanced by a gorgeous stone elevation, a contemporary 8' glass front door, and stained wood doors on the deep 2-car garage. Inside, soaring vaulted ceilings and upgraded engineered wood floors flow through the main living areas, complementing the grandeur of the Family Room, where a breathtaking Tile-to-Ceiling Fireplace serves as a stunning focal point. A sleek metal railing at the staircase enhances the open-concept design, while the Deluxe Gourmet Kitchen is a true showpiece with modern grey cabinets, Quartz countertops, an elegant Arabesque backsplash, and a stylish white farmhouse sink. The first floor also features a large secondary bedroom with convenient access to a full bath, while the spacious laundry room, complete with a built-in mud bench, connects seamlessly to the Primary Suite's expansive walk-in closet. Thoughtfully designed with upgraded tile in key areas, a Jack and Jill bath upstairs, and modern conveniences like a tankless water heater and gutters, this home is as functional as it is luxurious.

