



3916 Clingsman Way

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 50
VIOLET IV FLOOR PLAN

PRICED AT

~~\$749,474~~ **\$705,000****2849**
SQUARE FEET**4**
BEDROOMS**3.5**
BATHROOMS**2**
CAR GARAGE

The breathtaking Violet IV plan from Bloomfield exudes beauty and thoughtful design, showcasing an elegant stone and brick elevation with a striking 8' front door that sets the tone for its sophistication. Inside, the Family Room captivates with soaring vaulted ceilings and a B-vent tile-to-ceiling fireplace, creating a warm and inviting focal point, while engineered wood floors lend timeless elegance to the downstairs common areas. The Kitchen combines style and functionality, featuring modern white cabinets, gleaming Quartz countertops, and a mosaic backsplash that enhances its contemporary appeal, alongside built-in stainless steel appliances. The deep garage offers ample space for vehicles or storage, while the tankless water heater ensures energy efficiency. Cozy window seats throughout provide charming touches, and the covered patio beckons for outdoor enjoyment. Perfectly positioned on an interior lot, this home also offers access to unmatched community amenities, including trails, a playground, a pool, fishing opportunities, and so much more, making it an idyllic retreat that perfectly balances luxury and comfort. Visit today!

