



# 4016 Gervais Drive

MCKINNEY, TX 75071

**PAINTED TREE WOODLAND DISTRICT 60**

ROSE II FLOOR PLAN

PRICED AT

~~\$880,499~~ **\$827,000****3558**  
SQUARE FEET**5**  
BEDROOMS**4.0**  
BATHROOMS**3**  
CAR GARAGE

This magnificent two-story home on a desirable corner lot offers 5 bedrooms, 4 baths, and an abundance of high-end upgrades. As you step through the impressive 8' Glass front door, the bricked front porch and welcoming Covered Porch set the tone for refined living. Inside, soaring ceilings and metal railings in the Family Room create a grand ambiance, while engineered wood flooring extends throughout the common areas. The sophisticated Study is enclosed with French Glass doors, and the Deluxe Kitchen, open to the Family Room, is a chef's dream with modern Pure White cabinets, a marazzi Moroccan mosaic backsplash, Quartz countertops, a raised panel island, and a convenient trash pull-out. A Direct Vent Tile-to-Ceiling Fireplace adds warmth and style, while the spacious utility room features additional cabinetry for extra storage. The Primary Suite offers a spa-like retreat, while a huge storage space under the stairs and a Mud Room enhance everyday functionality. Upstairs, the Game Room with an open horizontal wrought iron railing overlooks the living space, while the Media Room is pre-wired for 5.1 Surround Sound. The 3-car garage features a cedar door, and exterior uplights, a coach light, and gutters add to the home's curb appeal. Additional upgrades include upgraded carpet, tile, vaulted ceilings, an oak starter step, and a tankless water heater. Residents enjoy access to incredible community amenities, including a clubhouse, fishing, trails, a lake, playground, and pool. Visit Painted Tree today!

