



3204 Tios Lane

MCKINNEY, TX 75071

PAINTED TREE WOODLAND DISTRICT 60

SEABERRY II FLOOR PLAN

PRICED AT

~~\$879,179~~ **\$850,902**
3487
SQUARE FEET

4
BEDROOMS

4.0
BATHROOMS

2
CAR GARAGE


This stunning Bloomfield Seaberry II perfectly blends luxury and functionality, featuring 4 bedrooms and 4 baths with a striking facade of upgraded brick, cedar garage doors, a charming bricked front porch, and a swing-style garage that enhances curb appeal. Enter through the impressive 8' 5-Lite Front Door into an elegant main level where engineered wood flooring flows through the common areas, complemented by soaring vaulted ceilings, 8' interior doors downstairs, and elegant uplights that highlight the home's refined architectural details. The expansive Family Room is anchored by a dramatic stacked Stone-to-Ceiling Fireplace, while a wrought iron railing in lieu of a half wall opens the view to the upstairs Game Room and creates a sense of airy continuity. A private Study with Glass French Doors offers a serene work-from-home space, and the Deluxe Kitchen impresses with Pure White Cabinets, undercabinet lighting, pendant lights, a trash pull-out, Quartz countertops, a White Farm Sink, and all-gas stainless steel appliances. The thoughtfully designed first floor includes two bedrooms—one of which has its own full bath—while the tranquil Primary Suite features a spa-like retreat with an enlarged glass-enclosed shower, garden tub, L-shaped dual vanity, and large walk-in closet. Full oak stairs with a horizontal railing lead to the second floor where two more bedrooms and a spacious Game Room share the level with a Media Room pre-wired for 7.1 Surround Sound and Bath 4, which includes a walk-in shower. Additional conveniences include a mud room with utility cabinets, gutters, exterior lighting, a gas drop on the patio for grilling, and an energy-efficient tankless gas water heater. Nestled on a desirable interior lot, this home also offers access to exceptional community amenities like a pool, playground, clubhouse, fishing, and more. Visit Bloomfield at Painted Tree to experience this remarkable home today!



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