

CENTURY 21[®]

Judge Fite Company



1917 COTTON CREEK PASS

MCKINNEY, TX 75071



\$615,000



2,648 sqft



4 beds



4 baths

DESCRIPTION

Stunning Chesmar Home – Completed October 2023! Located in McKinney's coveted Trinity Falls community, 1917 Cotton Creek Pass is a striking contemporary-modern home featuring the Laurel floor plan with 2,648 sq ft of expertly designed living space. With 4 bedrooms, 3.5 baths, a private study, and a flex room, this home blends spacious comfort with versatile functionality—all within top-rated McKinney ISD. The open-concept layout features a spacious dining area, a cozy living room with a fireplace, and an outdoor fireplace perfect for year-round entertaining. The gourmet kitchen boasts two large islands, an abundance of cabinets and counter space, and a walk-in pantry—ideal for both everyday living and hosting guests. One of the standout features is the stunning triple-panel panoramic glass sliding doors that provide uninterrupted views and a seamless connection between the living room and the covered patio, enhancing the home's bright and spacious feel. Interior highlights include walk-in closets, high-speed internet access, and a stylish combination of luxury vinyl plank flooring, and tile. Step outside to a covered patio, perfect for relaxing or entertaining. The 3-car tandem garage provides ample parking and storage space. All appliances remain! Please note: this home is currently occupied, owner's open to negotiating quick move-in date. Showings are available by appointment. This exceptional property offers a blend of comfort, style, and modern living within a vibrant master-planned community.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 20984825

YEAR BUILT: 2023

COUNTY: Collin

TRACT OR SUBDIVIION: Trinity Falls

LIST DATE: 06/29/2025

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800.451.8055

AREA:

SQUARE FEET: 2,648

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.17

LOT SIZE (SQFT): 7,500

INTERIOR FEATURES

KITCHEN:

- IrrigationEquipment

FIREPLACE:

- Electric
- GasLog
- LivingRoom
- Outside

FLOOR COVERINGS:

- LuxuryVinylPlank

APPLIANCES:

- BuiltInGasRange
- ConvectionOven
- Dryer
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- Refrigerator
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- Washer

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● ContemporaryModern● Traditional● Detached	PARKING: <ul style="list-style-type: none">● GarageFacesFront● Garage● GarageDoorOpener● Tandem	LOT DESCRIPTION: <ul style="list-style-type: none">● CulDeSac
ROOF TYPE: <ul style="list-style-type: none">● Composition● Shingle	SIDING: <ul style="list-style-type: none">● Brick● RadiantBarrier	POOL TYPE: <ul style="list-style-type: none">● None● Community
FOUNDATION: <ul style="list-style-type: none">● Slab	FENCING: <ul style="list-style-type: none">● BackYard● Full● Gate● Wood	

UTILITIES

HEATING/COOLING: <ul style="list-style-type: none">● Central● NaturalGas	UTILITIES: <ul style="list-style-type: none">● NaturalGasAvailable● SewerAvailable● WaterAvailable● CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES: <ul style="list-style-type: none">● DoubleVanity● EatInKitchen● KitchenIsland● OpenFloorplan● CableTv● VaultedCeilings● WalkInClosets● WiredForSound	SECURITY FEATURES: <ul style="list-style-type: none">● SecuritySystem● CarbonMonoxideDetectors● FireSprinklerSystem● SmokeDetectors
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COMMUNITY: <ul style="list-style-type: none">● Clubhouse● Other● Playground● Park● Pool● TrailsPaths● Curbs● Sidewalks
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LISTED BY: Benny Torres 

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BROKERED BY: Texas Premier Realty