

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7317 VAN TUYL PARKWAY

MCKINNEY, TX 75070



\$636,957



2,299 sqft



3 beds



4 baths

## DESCRIPTION

The Denali floor plan is a stunning two-story home that offers a spacious and open layout for comfortable living. This floor plan covers an area of 2299 sqft, providing plenty of room for a family to grow and entertain. The home features three bedrooms, each with a private bathroom, and a half bath on the main floor for guests. As you enter the home, you are greeted with an inviting foyer that leads to a large and airy great room. The great room offers an abundance of natural light and is open to the kitchen and dining area, making it the perfect space for family gatherings and entertaining. The kitchen boasts an oversized island with seating, perfect for casual meals or additional prep space when cooking. The kitchen also features a walk-in pantry and ample cabinet space for all your storage needs. The Denali floor plan includes a convenient mudroom located off the rear entry garage, offering a dedicated space for shoes, coats, and backpacks. Additionally, the home includes a covered patio, providing a relaxing outdoor space to enjoy the beautiful weather. Upstairs, you'll find the primary suite with a spacious bedroom, walk-in closet, and a luxurious ensuite bathroom featuring a dual sink vanity, soaking tub, and separate shower. The two additional bedrooms each have their own private bathroom, ensuring privacy and comfort for all. Overall, the Denali floor plan offers a modern and functional design, perfect for those looking for a spacious and comfortable home with plenty of room to entertain and relax.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21021534

**YEAR BUILT:** 2025

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Craig Ranch

**LIST DATE:** 08/08/2025

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,299

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.08

**LOT SIZE (SQFT):** 3,354

## INTERIOR FEATURES

### FIREPLACE:

- None

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- BuiltInGasRange
- Dishwasher
- Disposal
- GasOven
- GasRange
- Microwave
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AlleyAccess</li><li>● Concrete</li><li>● OnStreet</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BacksToGreenbeltPark</li><li>● InteriorLot</li><li>● NoBackyardGrass</li><li>● Subdivision</li><li>● ZeroLotLine</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Deck</li><li>● PrivateYard</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● Gate</li><li>● Privacy</li><li>● WroughtIron</li></ul>

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## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● EnergyStarAccaRsiQualifiedInstallation</li><li>● EnergyStarQualifiedEquipment</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DoubleVanity</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● Loft</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● Prewired</li><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● FireAlarm</li><li>● Firewalls</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Other</li><li>● Park</li><li>● TrailsPaths</li><li>● CommunityMailbox</li></ul>	

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**LISTED BY:** Ashley Yoder 

**BROKERED BY:** CastleRock Realty, LLC