

CENTURY 21[®]

Judge Fite Company



6704 ISTINA DRIVE

MCKINNEY, TX 75072



\$1,035,000



3,742 sqft



4 beds



4 baths

DESCRIPTION

Located in the heart of Stonebridge Ranch in Adriatica Village, this beautifully appointed home blends timeless European charm with thoughtful modern upgrades. A private gated courtyard welcomes you into a refined interior featuring rich wood flooring, Austin stone accents, and custom ironwork along the staircase and railings. The spacious living room has a floor to ceiling stone wall fireplace, and is open to the dining and kitchen for seamless entertaining. The kitchen features Thermador stainless steel appliances, Taj Mahal quartzite countertops, striking Magical Forest Cinnamon glass tile backsplash, an induction cooktop, also plumbed for gas, and double convection ovens, ideal for both everyday living and entertaining. With 4 bedrooms, 3 full baths, and 1 half bath, and a large hidden flex room, the floor plan offers flexibility and comfort. The half bath includes reinforced walls for added shelter, and the garage is equipped with a 20 Amp EV charger and has epoxy flooring. Outdoor living features a covered patio, built-in outdoor grill, and charming courtyard spaces. Adriatica Village is known for its cobblestone streets, water views, and vibrant walkable lifestyle, offering shops, restaurants, wine bar, Starbucks, UPS, salons, offices, and medical services just steps from your door. A rare opportunity to enjoy luxury living with unmatched character and convenience in McKinney.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21147836

YEAR BUILT: 2018

COUNTY: Collin

TRACT OR SUBDIVIION: Adriatica Villa District

LIST DATE: 01/13/2026

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800.451.8055

AREA:

SQUARE FEET: 3,742

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.08

LOT SIZE (SQFT): 3,484

INTERIOR FEATURES

FIREPLACE:

- GasStarter

FLOOR COVERINGS:

- CeramicTile
- Hardwood

APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Detached

PARKING:

- DoorMulti
- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener

YARD/GROUNDS:

- Balcony
- Courtyard
- OutdoorGrill

POOL TYPE:

- None

FENCING:

- WroughtIron

UTILITIES

HEATING/COOLING:

- Central
- Fireplaces

UTILITIES:

- SewerAvailable
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- Loft
- OpenFloorplan
- Pantry

SECURITY FEATURES:

- FireSprinklerSystem
 - SmokeDetectors
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LISTED BY: Debra Brown 

PHONE: 214.478.7543

BROKERED BY: Compass RE Texas, LLC