



**900 HERMITAGE LANE**  
MCKINNEY, TX 75069



\$629,935



2,266 sqft



3 beds



3 baths

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## DESCRIPTION

Welcome to Chapel Hill—a hidden gem in McKinney where towering trees line the streets, neighbors know each other by name, and children can play freely in a truly safe, welcoming community. With just one road in and out, Chapel Hill offers the comfort of privacy while remaining close to everything McKinney has to offer. A scenic greenbelt winds through the neighborhood, complete with a tranquil stream and walking trails that lead directly to Towne Lake Park and the charm of Historic Downtown McKinney, just one mile away. This beautiful Adolphus-built home is light-filled and thoughtfully designed with 3 bedrooms, 3 full baths, two living areas, plus a space that could be used as a den, dining room or study. Perfectly positioned on a corner lot, the home overlooks a creek and an adjacent bike and walking trail. The primary suite and second bedroom are conveniently located on the main level, along with a den, study or dining room. Upstairs, you'll find a third bedroom, full bath, and a spacious game room—ideal for guests or flexible living. The open floor plan features tasteful neutral tones and wood flooring throughout the main level, with tile in the baths and laundry. Designer details shine throughout, including Pottery Barn light fixtures, hardware, and drapes, as well as stainless Bosch appliances. The kitchen flows seamlessly into the living and dining areas, making it perfect for both everyday living and entertaining. A cozy fireplace anchors the living space, creating a warm and inviting atmosphere. Enjoy outdoor living on the large covered front porch or the slate patio with gas hookup for grilling, all framed by professional landscaping. Move-in ready and waiting to be enjoyed, this home offers more than just a place to live—it offers a lifestyle. Chapel Hill isn't just a neighborhood; it's a community. Don't miss the opportunity to make this exceptional home your own.

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21152184

**YEAR BUILT:** 2016

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Chapel Hill #2b

**LIST DATE:** 02/13/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,266

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.12

**LOT SIZE (SQFT):** 5,314

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Craftsman</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AlleyAccess</li><li>● Covered</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● GarageFacesRear</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CornerLot</li><li>● BacksToGreenbeltPark</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● FiberCement</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>● WroughtIron</li></ul>

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## UTILITIES


<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● Chandelier</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● SmokeDetectors</li></ul>
<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● Curbs</li><li>● Sidewalks</li></ul>	

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**LISTED BY:** Shelly Nutt 

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**BROKERED BY:** Monument Realty