

CENTURY 21[®]

Judge Fite Company



6344 SIMONE AVENUE

MCKINNEY, TX 75071



\$679,990



3,215 sqft



4 beds



4 baths

DESCRIPTION

Welcome to the 2-story home you have been dreaming of – the Balcones! This 4 bedroom, 3 bathroom home boasts spacious amount of functional living space, an open-concept layout you'll love, stunning windows, tall ceilings, and a spacious game room. Step from the charming covered porch into the wide foyer with tall, soaring ceilings, making a breathtaking first impression. A sizable secondary bedroom with its own walk-in closet and a private full bathroom just across the hall, is tucked right off the entrance. Bring your entertainment dreams to life as you continue into the open-concept heart of the home. The easy and efficient flow between the expansive family room, well-equipped kitchen, and dining room makes this area ideal for hosting guests and everyday living. A spacious pantry, oversized island, and ample counter space make this kitchen something to marvel at. Rear-facing windows dot the back wall of the home, bringing soft natural light dancing across the beautifully finished space with incredibly tall ceilings. Arrange a few lounge chairs or crack open the grill for an evening outdoors on your extended covered patio offering even more functional space to relax outdoors while keeping an eye on your furry, four-legged family member. But that's just the first floor. Head upstairs to find a generously sized game room, which would make the perfect teen hang out or space to entertain. A full bathroom and two sizable secondary bedrooms offer a space for everyone to call his or her own. On the hunt for even more square footage? Add an optional media room with half bath, or a fifth bedroom and fourth bathroom to complete your second story. From floor to ceiling, and exterior to interior, you are sure to love every thoughtfully crafted detail this home has to offer. Can you picture yourself in this beautiful Balcones floorplan? Schedule your visit today!

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21172919

YEAR BUILT: 2026

COUNTY: Collin

TRACT OR SUBDIVIION: Aster Park

LIST DATE: 02/24/2026

CENTURY 21

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800.451.8055

AREA:

SQUARE FEET: 3,215

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.17

LOT SIZE (SQFT): 7,261

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

WINDOWS:

- BayWindows

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: <ul style="list-style-type: none">● Traditional● Detached	PARKING: <ul style="list-style-type: none">● GarageFacesFront● Garage● GarageDoorOpener	LOT DESCRIPTION: <ul style="list-style-type: none">● CornerLot● Greenbelt● InteriorLot● IrregularLot● Landscaped● Subdivision● SprinklerSystem● FewTrees
ROOF TYPE: <ul style="list-style-type: none">● Composition	YARD/GROUNDS: <ul style="list-style-type: none">● Lighting● PrivateYard● RainGutters	SIDING: <ul style="list-style-type: none">● Brick
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">● Wood● WroughtIron

UTILITIES

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

AMENITIES: <ul style="list-style-type: none">● DecorativeDesignerLightingFixtures● HighSpeedInternet● KitchenIsland● OpenFloorplan● CableTv● WalkInClosets	SECURITY FEATURES: <ul style="list-style-type: none">● Prewired● CarbonMonoxideDetectors● SmokeDetectors
COMMUNITY: <ul style="list-style-type: none">● Clubhouse● FencedYard● Gated● Park● Pool● Sidewalks● TrailsPaths● CommunityMailbox● Curbs	

LISTED BY: Robert Powley 

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BROKERED BY: Escape Realty