



2001 SONG SPARROW LANE

MCKINNEY, TX 75071



\$565,000



2,244 sqft



4 beds



3 baths

DESCRIPTION

Enjoy this exceptional ONE-STORY- Perry Home in McKinney's- Trinity Falls! Welcome to style in this stunning home that blends, thoughtful design, & functionality. An extended entry with soaring 12-ft ceilings welcomes you into an open-concept layout with 10-foot ceilings & abundant natural light with an airy, expansive feel. The seamless flow between the kitchen, dining, & family room makes entertaining easy — while strategically placed bedrooms offer the privacy today's lifestyle demands! Smart home technology & a tankless water heater add modern efficiency & convenience. The kitchen will impress with SS appliances, a gas cooktop with hood, a large island with seating, a walk-in pantry & abundant counter space. The family room features a cozy fireplace & windows overlooking the backyard, filling the space with warmth & natural light. The serene primary suite feels like a SPA! It offers 10-foot ceilings, and a wall of windows with an inspired en-suite bath with 2 vanities, a garden soaking tub, separate glass-enclosed shower with bench & handheld feature, 3 frosted windows give soft natural light, a private lavatory, & an oversized walk-in closet! This is a true retreat at the end of the day! Enjoy the flexible & functional living with the front bedroom & adjacent bath — ideal for guests or a private office & two additional bedrooms connected by a shared bath & WIC's in every bedroom! The mudroom off the two-car garage features hooks, storage, & a bench. The big laundry room includes a window, drip rod, shelving, & space for an extra fridge or clothing rack. Enjoy your covered backyard patio overlooking an expansive fenced yard. Enhancements include a plumbed gas line for grilling, French drains for optimal drainage, stone-lined side yard, retaining wall & a stone border walls framing trees & flowerbeds. The yard offers both beauty & functionality! This is more than a home...the HOA is amazing! It's a vibrant community designed for connection and enjoyment. Stop by!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21174382
YEAR BUILT: 2023
COUNTY: Collin
TRACT OR SUBDIVIION: Trinity Falls Planning Unit 7 Ph 3
LIST DATE: 03/06/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 2,244
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 0.16
LOT SIZE (SQFT): 7,056

INTERIOR FEATURES

KITCHEN:

- AirPurifier

FIREPLACE:

- Gas
- GasLog
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile

APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- Refrigerator

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- AdditionalParking
- Concrete
- Covered
- DoorSingle
- Driveway
- Enclosed
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted

LOT DESCRIPTION:

- BackYard
- InteriorLot
- Lawn
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

YARD/GROUNDS:

- Lighting
- RainGutters

SIDING:

- Brick
- Rock
- Stone

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Wood

UTILITIES

HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- Fireplaces
- HumidityControl
- NaturalGas

UTILITIES:

- NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- DoubleVanity
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- WiredForData
- WalkInClosets
- AirFiltration

SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- SmokeDetectors
- SecurityService

COMMUNITY:

- Clubhouse
 - FitnessCenter
 - Other
 - Playground
 - Park
 - Pool
 - TrailsPaths
 - Curbs
 - Sidewalks
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LISTED BY: Laurie McGuire 

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