

CENTURY 21

Judge Fite Company



2718 SYLVAN WAY

MCKINNEY, TX 75072



\$1,375,000



4,339 sqft



4 beds



4 baths

DESCRIPTION

In a region where mature trees are hard to find, this Forest Ridge estate offers something truly rare—a private creek lot shaded by towering trees and designed for resort-style living. While some homes are simply lived in, this one was designed for the moments that matter—hosting friends in the beautifully remodeled kitchen, movie nights in the theater, and evenings spent poolside beneath the canopy of mature trees. The home's unique multi-level floorplan feels both architectural and inviting, with soaring ceilings, walls of windows, and views of the surrounding trees that create an atmosphere reminiscent of a modern luxury lodge—yet light, refined, and contemporary. Extensively updated with elevated finishes throughout, the home blends custom craftsmanship with modern, move-in ready luxury. The redesigned kitchen features Calacatta Castana quartz surfaces, custom cabinetry, Bosch double ovens and induction cooktop, and a generous island that naturally becomes the gathering place for conversation and casual meals. The primary suite offers a peaceful retreat overlooking the backyard, paired with a spa-inspired bath featuring heated floors, a freestanding soaking tub, double-sided fireplace, and elegant Calacatta Fioressa quartz finishes. A private guest suite and dedicated office with fireplace complete the first floor. Upstairs offers two additional bedrooms, two baths, a spacious game room with balcony, and a fully equipped \$45K Starlight home theater designed for unforgettable movie nights. Step outside to a backyard that truly shines, where the pool, spa, and screened outdoor living center create an exceptional setting for entertaining and relaxing beneath the trees. Ideally located in the heart of McKinney with convenient access to US-75, the Sam Rayburn Tollway, Historic Downtown McKinney, and Eldorado Country Club. A rare opportunity to own one of Forest Ridge's most beautifully updated homes, set on a private creek lot beneath towering trees.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Pending

MLS: 21204752

YEAR BUILT: 1996

COUNTY: Collin

TRACT OR SUBDIVIION: Forest Ridge

LIST DATE: 04/03/2026

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800.451.8055

AREA:

SQUARE FEET: 4,339

TOTAL BEDS: 4

FULL BATHS: 4

HALF BATHS: 0

ACRES: 0.39

LOT SIZE (SQFT): 16,988

INTERIOR FEATURES

KITCHEN:

- HomeTheater

FIREPLACE:

- Bath
- FamilyRoom
- Gas
- GasLog
- GasStarter
- LivingRoom
- SeeThrough

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- Dishwasher
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- WineCooler

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- Covered
- Driveway
- Garage
- GarageFacesSide

LOT DESCRIPTION:

- Greenbelt
- InteriorLot
- Landscaped
- ManyTrees
- Subdivision
- SprinklerSystem

ROOF TYPE:

- Composition

YARD/GROUNDS:

- BuiltInBarbecue
- Balcony
- Barbecue
- GasGrill
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- PrivateYard
- RainGutters

SIDING:

- Brick

POOL TYPE:

- Gunite
- Heated
- InGround
- Pool
- PoolSpaCombo
- WaterFeature

FOUNDATION:

- Slab

FENCING:

- BackYard
- WroughtIron

UTILITIES

HEATING/COOLING:

- Fireplaces
- NaturalGas
- RadiantFloor
- Zoned

UTILITIES:

- ElectricityConnected
 - NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- CentralVacuum
- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- PanelingWainscoting
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- TrailsPaths
 - Curbs
 - Sidewalks
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LISTED BY: Hannah Ewing 

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BROKERED BY: Acquisto Real Estate