



**6225 ROCCA VALLE DRIVE**  
MCKINNEY, TX 75071



\$1,199,079



4,149 sqft



4 beds



5 baths

## DESCRIPTION

Just listed in the exclusive and gated Paradiso Valle of Stonebridge Ranch! Looking for exceptional finishes in a better than new 2021 built home with all the extras? From the moment you step through the handsome iron door into the two-story foyer, you're greeted by a gorgeous wood and iron staircase and a 20ft vaulted, open-concept great room with a massive floor-to-ceiling stone fireplace. An equal showstopper is the superb island kitchen, featuring a gorgeous chevron-style marble backsplash, pot filler, glass-front & double-stacked cabinets to the ceiling, high-level granite, pendant lighting, double convection ovens, a Wolf 6-burner cooktop, farmhouse sink and a walk in pantry room. Hickory wood floors in an espresso finish grace the main areas downstairs. Retreat to the first floor primary suite, a true sanctuary boasting tray ceilings, a spa-like bath with a free standing soaking tub, and an oversized walk-in closet. Also on the main level: a guest or MIL suite with step in shower, a study or office with glass doors, a flex or entertainment room & under stair wine nook. Upstairs, both a game room loft and a media with 5.1 surround-projector & screen to convey, anchor the third and fourth bedrooms, providing a perfect secondary living zone. ALL bedrooms have ensuite baths. ALL 5 wall mounted TV's convey. Entertain with ease on the patio with a built-in, never-used KitchenAid gas grill, dual-burner cooktop, & sink. In wall pest defense system. 138K in total options and upgrades. You will enjoy the benefits of a secure, boutique-style, smaller community, yet all the benefits of the Stonebridge Ranch amenities: Aquatic center, tennis, golf, pickleball, basketball, lakes, and parks and trails. Zoned for top-rated McKinney schools, 5-10 minutes to HEB, Whole Foods Market, shops, dining and Adriatica Village. 12 minutes to downtown McKinney, 5 minutes to Baylor Scott and White Hospital, 15 minutes to the DNTollway, 19 minutes to the PGA District.

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

**MLS STATUS:** Active

**MLS:** 21212255

**YEAR BUILT:** 2021

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Paradiso Valle

**LIST DATE:** 03/21/2026

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:**

**SQUARE FEET:** 4,149

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.18

**LOT SIZE (SQFT):** 7,666

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Gas
- LivingRoom
- Stone

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- PlumbedForGas
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- GarageFacesFront
- Garage
- GarageDoorOpener
- Storage

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- NativePlants
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

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

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment
- NaturalGas

### UTILITIES:

- NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- Loft
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- VaultedCeilings
- WiredForData
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- Prewired
- SecuritySystemOwned
- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm
- SecurityGate
- GatedCommunity
- SmokeDetectors

### COMMUNITY:

- Clubhouse
- Fishing
- FencedYard
- Golf
- Lake
- Playground
- Park
- Pickleball
- Pool
- TennisCourts
- TrailsPaths
- Gated
- Sidewalks

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**LISTED BY:** Tonya Riggs 

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**BROKERED BY:** Ebby Halliday Realtors