

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2732 SHADY BRANCH LANE

MCKINNEY, TX 75071



\$649,900



2,999 sqft



4 beds



4 baths

## DESCRIPTION

Home office with French doors set at two-story entry. Open kitchen hosts inviting island with built-in seating space and a 5-burner gas cooktop. Two-story dining area opens to two-story family room with wall of windows and a wood mantel fireplace. First-floor primary suite with wall of windows. Dual vanities, a freestanding tub, separate glass-enclosed shower and two walk-in closets in primary bath. A guest suite with full bath is downstairs. Secondary bedrooms, a game room and theatre room with French doors are upstairs. All bedrooms include walk-in closets. Covered backyard patio. Mud room off three-car garage.

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

**MLS STATUS:** Active

**MLS:** 21216727

**YEAR BUILT:** 2026

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Trinity Falls

**LIST DATE:** 03/24/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,999

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.22

**LOT SIZE (SQFT):** 9,583

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- GarageFacesFront
- Garage
- Tandem

### LOT DESCRIPTION:

- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- RainGutters

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Fireplaces
- Zoned

### UTILITIES:

- NaturalGasAvailable
  - SeparateMeters
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- Prewired
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - FitnessCenter
  - Playground
  - Park
  - TrailsPaths
  - CommunityMailbox
  - Curbs
  - Sidewalks
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**LISTED BY:** Lee Jones 

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**BROKERED BY:** Perry Homes Realty LLC