

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 701 BLUFFWOOD AVENUE

MCKINNEY, TX 75072



\$850,000



3,918 sqft



5 beds



4 baths

## DESCRIPTION

Situated on a spacious interior corner lot in highly sought-after Woodhaven Village in Stonebridge Ranch, this beautifully maintained home offers the perfect blend of comfort, functionality, and outdoor living. Featuring 3-car (2+1) garages and an inviting backyard sanctuary with a sparkling pool, this property is ideal for both everyday living and entertaining. Inside, you'll find a thoughtfully designed layout with warm nail-down hand-scraped wood floors, generous living spaces, abundant natural light, and seamless flow throughout. The kitchen opens to the main living area, creating an effortless environment for gatherings. \*\*\*Primary Suite, Secondary Bedroom and Bath, and Office all located on the first floor\*\*\* Additional three spacious bedrooms, game room, and media room on the second floor provide flexibility for a growing family. Outside, your private retreat awaits - inviting pool complete with a Pebble-Tech custom-surface, 9-foot deep end, shallow end with splash area and water features, generous hard decking, ample yard space, and lush landscaping—perfect for relaxing Texas evenings or hosting summer get-togethers. Additional updates include: new hail-resistant class 4 roof and gutter system installed FEB 2026, with extended warranty purchased and transferable; main electrical panel with installed transfer switch and outside direct generator hook up outlet in case of power outages - just plug in your generator and power the whole home! In Stonebridge Ranch, residents enjoy access to top-rated schools, scenic trails, parks, golf courses, community pools and amenities, all while being conveniently close to shopping and dining. This is Home!

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21218082

**YEAR BUILT:** 2002

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Woodhaven Ph II

**LIST DATE:** 04/02/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,918

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.35

**LOT SIZE (SQFT):** 15,246

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter
- Stone
- WoodBurning

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- VentedExhaustFan
- WaterPurifier

### WINDOWS:

- BayWindows
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- EpoxyFlooring
- Garage
- GarageDoorOpener
- GarageFacesSide

### LOT DESCRIPTION:

- BackYard
- CornerLot
- InteriorLot
- Lawn
- Landscaped
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Deck
- Lighting
- OutdoorLivingArea
- RainGutters

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- Gunitite
- Heated
- InGround
- Pool
- PoolSweep
- PoolSpaCombo
- SaltWater
- Waterfall
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood

---

## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas
- Zoned

### UTILITIES:

- SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- SmartHome
- CableTv
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem

### COMMUNITY:

- Clubhouse
  - Golf
  - Playground
  - Park
  - Pool
  - TennisCourts
  - TrailsPaths
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Bev Pruitt 

**PHONE:** 972.965.3619

**BROKERED BY:** Keller Williams Realty Allen