

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2225 CREEK CANYON LANE

MCKINNEY, TX 75071



\$1,550,000



4,561 sqft



4 beds



5 baths

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## DESCRIPTION

Welcome home to a refined, resort-inspired lifestyle in this stunning estate, privately situated on a two-acre lot with breathtaking sunset views in the sought-after Creekview Landing community of McKinney. Enjoy a peaceful setting just minutes from Historic Downtown McKinney, with convenient access to premier shopping, dining, and entertainment. Blending timeless architecture with elevated design, the home features mature landscaping, lush lawns, an expansive curved driveway with additional parking, and 3-car garage. Inside, a spacious, light-filled living room opens to the kitchen, highlighted by vaulted ceilings with exposed beams, a cozy fireplace, and hardwood flooring. The chef's kitchen includes a walk-in pantry, farmhouse sink, gas cooktop, double ovens, spacious coffee bar area, and custom cabinetry, with generous counter space and storage. The layout offers all bedrooms on the main level with spacious closets and well-appointed baths, plus a versatile flex space ideal for dining or an executive study. The private owner's suite features a sitting area overlooking the acreage and beautiful backyard oasis, a large walk-in closet, and a spa-inspired bath. Upstairs, a flex space with a half bath, perfect for a game room, media room, or guest retreat. Designed for modern living, the home includes Cat6A wiring, fiber internet and built-in storm shelter. The outdoor living experience is exceptional, offering a private, resort-style setting for both relaxation and entertaining. A stunning pool and heated spa are complemented by expansive lounging areas and low-maintenance turf, all framed by a wrought iron fence and open Texas skies. Whether hosting guests or enjoying quiet evenings at sunset, this space offers a seamless blend of luxury, privacy, and everyday escape. Plantation shutters and electric shades add comfort and sophistication throughout. This exceptional estate offers a rare combination of design, privacy, and elevated everyday living.

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

**MLS STATUS:** Active

**MLS:** 21221717

**YEAR BUILT:** 2018

**COUNTY:** Collin

**TRACT OR SUBDIVISION:** Creekview Landing Add

**LIST DATE:** 04/22/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,561

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 2

**ACRES:** 2.08

**LOT SIZE (SQFT):** 90,387

## INTERIOR FEATURES

### FIREPLACE:

- Decorative
- FamilyRoom
- GasStarter
- Outside
- Propane
- Stone

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Slate
- Tile

### APPLIANCES:

- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasWaterHeater
- Microwave
- SomeCommercialGrade
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES


<b>STYLE:</b> <ul style="list-style-type: none"><li>● Ranch</li><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● CircularDriveway</li><li>● Concrete</li><li>● Driveway</li><li>● EpoxyFlooring</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● KitchenLevel</li><li>● Lighted</li><li>● Other</li><li>● Oversized</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Acreage</li><li>● InteriorLot</li><li>● Landscaped</li><li>● Other</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● OutdoorGrill</li><li>● OutdoorLivingArea</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Gunit</li><li>● InGround</li><li>● OutdoorPool</li><li>● Other</li><li>● Pool</li><li>● PoolSweep</li><li>● Sport</li><li>● WaterFeature</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Fenced</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Propane</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● Propane</li><li>● SepticAvailable</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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**LISTED BY:** Holly Petree   
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**BROKER:** Randy White Real Estate Svcs

<b>COMMUNITY:</b> <ul style="list-style-type: none"><li>● TrailsPaths</li></ul>
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