

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 1106 WATERFALL DRIVE

MCKINNEY, TX 75072



\$1,600,000



5,825 sqft



5 beds



4 baths

## DESCRIPTION

Experience refined McKinney living in the heart of Stonebridge Ranch, just minutes from Legacy West, The Star in Frisco, PGA Frisco, and located around the corner from two local country club with premier amenities—set within one of the safest cities in the nation, McKinney. Full of updates, East facing, this exceptional 5-bedroom custom home blends timeless design with elevated, modern luxury, perfectly positioned on an oversized lot with a 3-car garage, resort-style pool, and expansive outdoor living. A grand entrance through double iron doors sets the tone, revealing real hardwood floors, a sweeping staircase, vaulted ceilings, and walls of windows that flood the home with natural light. Plantation shutters, custom window treatments, neutral tones, decorative lighting, and remote-controlled shades create a sophisticated “quiet luxury” ambiance throughout. Designed for both comfort and functionality, the thoughtfully crafted floorplan features two bedrooms on the main level, along with a private office—ideal for today’s lifestyle. The chef’s kitchen is a true showpiece, complete with a gas cooktop, double ovens, Sub-Zero-style refrigerator, oversized sink, quartz countertops, large island, and walk-in pantry. Upstairs, three spacious bedrooms with generous closets are complemented by a game room and media room, offering endless opportunities for entertainment. Step outside to your private backyard retreat, where an outdoor kitchen, covered living area, and sparkling pool with water features create the ultimate setting for relaxing or hosting. The expansive yard offers ample space for play, gatherings, or future customization. Residents of Stonebridge Ranch enjoy unmatched amenities, including multiple stocked fishing ponds, a beach club, tennis courts, and a vibrant clubhouse lifestyle. Luxury, location, and lifestyle—this home truly has it all. Virtual tour available.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21223572  
**YEAR BUILT:** 2001  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Newport Village  
**LIST DATE:** 04/04/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 5,825  
**TOTAL BEDS:** 5  
**FULL BATHS:** 4  
**HALF BATHS:** 0  
**ACRES:** 0.38  
**LOT SIZE (SQFT):** 16,552

## INTERIOR FEATURES

### KITCHEN:

- HomeTheater

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- GreatRoom
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- SomeGasAppliances
- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- Microwave
- PlumbedForGas
- Refrigerator
- WineCooler

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- DoorSingle
- Driveway
- Garage
- GarageDoorOpener
- KitchenLevel
- Private
- GarageFacesSide
- OnStreet

### LOT DESCRIPTION:

- BackYard
- Greenbelt
- InteriorLot
- Lawn
- Landscaped
- Level
- ManyTrees
- Subdivision
- SprinklerSystem
- Waterfront

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

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

### SIDING:

- Brick
- WoodSiding

### POOL TYPE:

- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSweep
- PoolSpaCombo
- WaterFeature
- Community

### FOUNDATION:

- Slab

### FENCING:

- Metal
- Wood

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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- Chandelier
- CathedralCeilings
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleStaircases
- OpenFloorplan
- Pantry
- CableTv
- VaultedCeilings
- WiredForData
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystemOwned
- CarbonMonoxideDetectors
- FireAlarm
- SmokeDetectors

### COMMUNITY:

- Clubhouse
- FitnessCenter
- Fishing
- Playground
- Park
- Pickleball
- Pool
- TennisCourts
- TrailsPaths
- Curbs
- Sidewalks

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**LISTED BY:** Kimberly Miller 

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**BROKERED BY:** Ebby Halliday Realtors