

# CENTURY 21

Judge Fite Company



## 2725 SHADY BRANCH LANE

MCKINNEY, TX 75071



\$574,900



2,545 sqft



4 beds



3 baths

## DESCRIPTION

Extended entry with 13-foot ceiling leads to open kitchen, dining area and family room. Kitchen offers generous counter space, corner walk-in pantry and inviting island with built-in seating space. Dining area flows into family room with wall of windows. Game room with French doors just across from kitchen. Primary suite includes double-door entry to primary bath with dual vanities, garden tub, separate glass-enclosed shower and two large walk-in closets. Secondary bedrooms feature walk-in closets. Covered backyard patio. Mud room off two-car garage.

**CENTURY 21**

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**800.451.8055**

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

**MLS STATUS:** Active

**MLS:** 21229874

**YEAR BUILT:** 2026

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Trinity Falls

**LIST DATE:** 04/06/2026

**AREA:**

**SQUARE FEET:** 2,545

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.14

**LOT SIZE (SQFT):** 6,098

## INTERIOR FEATURES

### FIREPLACE:

- GasStarter
- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Tile

### APPLIANCES:

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

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorMulti
- GarageFacesFront
- Garage

### LOT DESCRIPTION:

- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Privacy
- Wood

## UTILITIES

### HEATING/COOLING:

- Fireplaces
- Zoned

### UTILITIES:

- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

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

### SECURITY FEATURES:

- Prewired
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - FitnessCenter
  - Playground
  - Park
  - TrailsPaths
  - CommunityMailbox
  - Curbs
  - Sidewalks
- 

**LISTED BY:** Lee Jones 

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**BROKERED BY:** Perry Homes Realty LLC