

CENTURY 21[®]

Judge Fite Company

Representative Image. Features and specifications may vary by community.



8617 KATYDID DRIVE

MCKINNEY, TX 75071



\$574,900



2,662 sqft



4 beds



4 baths

DESCRIPTION

Welcoming front entry lined with three large windows. Home office with French doors off the entry. Inviting family room with 19-foot ceilings and a wood mantel fireplace flows into the kitchen. Island kitchen with built-in seating, a 5-burner gas cooktop, and a corner pantry opens into the dining area. Private primary suite features three large windows and access to the utility room. The primary bathroom has dual vanities, a freestanding tub, a large separate glass enclosed shower, a linen closet, and two walk-in closets. Upstairs includes a game room, secondary bedrooms with a Hollywood bathroom, and a guest suite. Covered backyard patio. Mud room just off of two-car garage.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21231588

YEAR BUILT: 2026

COUNTY: Collin

TRACT OR SUBDIVIION: Trinity Falls

LIST DATE: 04/07/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 2,662

TOTAL BEDS: 4

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.17

LOT SIZE (SQFT): 7,405

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

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:

- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

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

SECURITY FEATURES:

- Prewired
- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

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

LISTED BY: Lee Jones 

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BROKERED BY: Perry Homes Realty LLC