

# CENTURY 21

Judge Fite Company



## 7404 RIVER PARK DRIVE

MCKINNEY, TX 75071



\$850,000



3,038 sqft



4 beds



4 baths

## DESCRIPTION

**\*\*Stunning One-Story Home with Private Backyard Oasis & Incredible Views!\*\*** This exceptional one-story home truly has it all, showcasing designer finishes and a breathtaking backyard retreat. From the moment you step inside, you'll appreciate the thoughtful layout and elegant details throughout. A private study sits at the front of the home, while the spacious family room offers a warm and inviting atmosphere with a cast stone fireplace and a dramatic wall of casement windows that perfectly frame the scenic views. The chef's kitchen is a showstopper, featuring an abundance of white cabinetry, an oversized island ideal for gathering, gas cooktop with vent hood, quartz countertops, and a generous walk-in pantry. The home offers 4 bedrooms (one currently used as a flex room), 3.5 bathrooms, and a large utility room with a second pantry for added convenience. The 3-car tandem garage is finished with durable epoxy flooring. Step outside to your private backyard oasis—complete with an expansive covered patio, a stunning in-ground pool and spa with water features, and peaceful views of a manicured greenbelt leading to a lush tree line. Mature magnolia trees on both sides of the pool enhance the sense of privacy and tranquility. Additional updates include a recently replaced HVAC system (within the last 12 months). Located in the highly desirable Trinity Falls community, residents enjoy resort-style amenities including multiple pools, clubhouses, fitness center, dog park, playgrounds, splash pads, an 18-hole disc golf course, and over 450 acres of natural parks with scenic walking and biking trails. The neighborhood also features Frazier Elementary School.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21232878  
**YEAR BUILT:** 2018  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Trinity Falls Planning Unit 2 Ph 3  
**LIST DATE:** 04/10/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 3,038  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 0.21  
**LOT SIZE (SQFT):** 9,104

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- Gas
- GasLog

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- Driveway
- EpoxyFlooring
- Garage
- GarageDoorOpener
- GarageFacesSide
- Tandem

### LOT DESCRIPTION:

- Greenbelt
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### SIDING:

- Block
- Rock
- Stone

### POOL TYPE:

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

### FOUNDATION:

- Slab

### FENCING:

- Wood
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- NaturalGas

### UTILITIES:

- CableAvailable
  - ElectricityAvailable
  - NaturalGasAvailable
  - SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
-

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets
- WiredForSound

### COMMUNITY:

- Clubhouse
  - Curbs
  - FitnessCenter
  - Fishing
  - Lake
  - Other
  - Playground
  - Park
  - Pickleball
  - Pool
  - TrailsPaths
  - Sidewalks
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**LISTED BY:** Deborah Diviney 

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**BROKERED BY:** Coldwell Banker Apex, REALTORS