



**4820 WOODRUFF LANE**  
MCKINNEY, TX 75071



\$645,000



2,519 sqft



3 beds



3 baths

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## DESCRIPTION

Experience refined single-story living in this Drees built "Huntley" floor plan in the quaint Preserve of Lake Forest. This thoughtfully designed open layout is perfectly suited for discerning buyers and ideal for entertaining and everyday elegance. The open kitchen anchored by a large island is the heart of the home that seamlessly flows into the spacious family room creating a warm, yet elevated atmosphere for hosting gatherings or enjoying quiet evenings. High ceilings and abundant natural light enhance the home's airy, upscale feel. Perfectly positioned, the oversized primary retreat delivers privacy and elegance. The inviting primary ensuite is complete with a soaking tub, separate glass-enclosed shower, dual vanities, linen closet and a generous walk-in closet. Secondary bedrooms are thoughtfully separated, while 2 dedicated flex spaces provide ideal settings for a home office, study, additional living, additional dining or media lounge. A convenient powder bath for guests, ample storage, and the ease of single-level living add to the home's appeal. Step through the sliding glass door onto the heated covered back patio where you can enjoy the view and native wildlife. This home is designed for buyers who value space, flow, and timeless finishes. This move-in ready residence offers a rare combination of luxury and livability. Zoned to McKinney ISD, and easy access to nearby shopping, dining, and continually growing entertainment options, your family will surely love the convenience and privacy of this neighborhood. Don't miss the opportunity to live in one of the best cities in North Dallas. Stubbed for gas in kitchen. Whole house water filtration. Patio heaters and wood burning fireplace. Storage shed. Back patio electric screen. Whirlpool and Kitchen Aid appliances. Generac generator. \*\*\*1% buyers credit offered with preferred lender\*\*\*

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21237856  
**YEAR BUILT:** 2021  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Preserve At Lake Forest, The  
**LIST DATE:** 04/16/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,519  
**TOTAL BEDS:** 3  
**FULL BATHS:** 2  
**HALF BATHS:** 1  
**ACRES:** 0.2  
**LOT SIZE (SQFT):** 8,755

## INTERIOR FEATURES

### KITCHEN:

- Generator

### FIREPLACE:

- Gas
- GasStarter
- Outside
- Stone
- WoodBurning

### FLOOR COVERINGS:

- CeramicTile
- EngineeredHardwood

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricCooktop
- ElectricOven
- PlumbedForGas
- TanklessWaterHeater
- WaterPurifier

### WINDOWS:

- Shutters
- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● AdditionalParking</li><li>● DoorSingle</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● Greenbelt</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● Other</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>● None</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>● Wood</li><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Electric</li><li>● Fireplaces</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● ElectricityAvailable</li><li>● ElectricityConnected</li><li>● NaturalGasAvailable</li><li>● SewerAvailable</li><li>● SeparateMeters</li><li>● UndergroundUtilities</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● DecorativeDesignerLightingFixtures</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● SmartHome</li><li>● CableTv</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

- CommunityMailbox
- Curbs
- Sidewalks

**LISTED BY:** Christen Warren 

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**BROKERED BY:** Coldwell Banker Realty Frisco