

# CENTURY 21

Judge Fite Company



## 2203 STATE BOULEVARD

MCKINNEY, TX 75071



\$1,050,000



4,410 sqft



4 beds



5 baths

## DESCRIPTION

LOVE WHERE YOU LIVE. It's no secret that Tucker Hill is McKinney's version of a Hallmark movie set, but this original Southern Land custom home on a premier street takes front porch living to a whole new level. Just a stroll from the iconic fountain and lawn at Founder's Square, this 4,410-sf beauty pairs historic soul with effortless luxury. Since 2018, over \$150k in high-end updates & mechanical replacements ensure it is as functional as it is architecturally beautiful. Hardwood floors run throughout main living areas, accented by exquisite custom stained glass windows that cast a warm, artistic glow. The chef's kitchen features painted cabinetry, quartz counters, beveled subway tile, & GE Monogram commercial gas range, coffee bar plus updated pantry. The Liebherr refrigerator is a hallmark of elite German engineering, prized for its precision cooling & long-term reliability with its true value in advanced food preservation technologies. The primary suite is a sanctuary with a spa-inspired remodel & custom closet. With 4 beds & 4.1 baths, the layout is flexible; the massive gameroom easily serves as a 5th bedroom suite, while another living area is perfectly curated as a dedicated cycling studio. Outdoor living shines with an expansive front porch overlooking perennials designed for Monarch butterflies & humming birds, and to greet passing neighbors. The charm continues with a private covered porch & custom-landscaped side yard reimagined with brick pavers & turf. The 3-car garage includes epoxy flooring & utility storage system. Enjoy an unmatched lifestyle with Dive-In movies & seasonal parades, club, pool & playground. Walk to brunch & dinner. Minutes from historic downtown McKinney's boutiques, eateries & award-winning Farmers Market. Enjoy convenient access to great restaurants, medical care and major employers in aerospace, defense, financial & automotive industries located along N Dallas corridor. Near 80+ miles of bike trails. Prosper ISD. Appraised 1.1M

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

**MLS STATUS:** Active

**MLS:** 21261928

**YEAR BUILT:** 2008

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Tucker Hill Ph 3

**LIST DATE:** 05/08/2026

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## 800.451.8055

**AREA:**

**SQUARE FEET:** 4,410

**TOTAL BEDS:** 4

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.15

**LOT SIZE (SQFT):** 6,490

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- GasLog
- GasStarter
- LivingRoom
- Insert

### FLOOR COVERINGS:

- CeramicTile
- Hardwood
- Tile

### APPLIANCES:

- SomeGasAppliances
- BuiltInRefrigerator
- Dishwasher
- Disposal
- GasRange
- GasWaterHeater
- Microwave
- PlumbedForGas
- VentedExhaustFan
- WarmingDrawer

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- AlleyAccess
- Concrete
- DoorMulti
- DoorSingle
- Driveway
- EpoxyFlooring
- Garage
- GarageDoorOpener
- Lighted
- GarageFacesRear
- SideBySide

### LOT DESCRIPTION:

- Greenbelt
- InteriorLot
- IrregularLot
- Landscaped
- Level
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- Lighting
- RainGutters

### SIDING:

- Brick
- WoodSiding

### POOL TYPE:

- None
- Community

### FOUNDATION:

- Slab

### FENCING:

- Wood
- WroughtIron

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## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- Fireplaces
- NaturalGas
- Zoned

### UTILITIES:

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

### AMENITIES:

- BuiltInFeatures
- Chandelier
- DryBar
- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- MultipleMasterSuites
- MultipleStaircases
- OpenFloorplan
- Pantry
- PanelingWainscoting
- VaultedCeilings
- WalkInClosets
- WiredForSound

### SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

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

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**LISTED BY:** Sheri Matthews 

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**BROKERED BY:** Compass RE Texas, LLC