



5216 BEAR VALLEY DRIVE
MCKINNEY, TX 75071



\$699,500



3,675 sqft



5 beds



4 baths

DESCRIPTION

5216 Bear Valley Dr has been extensively remodeled with custom updates and thoughtful upgrades throughout nearly every part of the home. The interior was redesigned with updated flooring, custom interior doors, plantation shutters, crown molding, upgraded lighting, custom paint. The remodel also included substantial system upgrades including a new roof, upgraded HVAC systems, fresh air intake system, integrated dehumidifier, tankless water heater, whole-home water softener, spray foam insulation, oversized gutters, upgraded garage doors and openers, epoxy garage flooring, and an 8-foot board-on-board cedar fence. Custom cabinetry was also added in the study, laundry room, and upstairs hallway, adding both storage and functionality throughout the home. The kitchen was fully renovated in 2023 with custom cabinetry extending to the ceiling, a mix of wood and glass cabinet doors, designer granite countertops, tile backsplash, under-cabinet lighting, double ovens, pot filler, reverse osmosis system, GE Profile appliances, Bosch dishwasher, and a new 5-burner gas cooktop. The large 4-panel sliding patio door creates a seamless connection to the outdoor living space and brings in natural light across the main living area. The custom theater was designed as a true dedicated media space with designer finishes, custom soundproofing, electric fireplace, 12.1 surround sound system. Additional Rockwool insulation was added between key rooms, including the theater, primary suite, and fifth bedroom, helping reduce sound transfer throughout the home. The backyard was built for entertaining with a custom play pool and attached spa featuring waterfalls, fire bowls, basketball hoop, travertine decking, landscape lighting, and a large cedar-covered patio. The outdoor kitchen includes a built-in grill, sink, storage drawers, and designer granite countertops, while the outdoor fireplace creates an additional gathering space under the covered patio.

PROPERTY TYPE: Residential - Single Family Residence

MLS STATUS: Active

MLS: 21269235

YEAR BUILT: 2009

COUNTY: Collin

TRACT OR SUBDIVIION: Summit View Lake Ph Two

LIST DATE: 05/13/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 3,675

TOTAL BEDS: 5

FULL BATHS: 3

HALF BATHS: 1

ACRES: 0.16

LOT SIZE (SQFT): 7,143

INTERIOR FEATURES

FIREPLACE:

- Decorative
- Electric
- FamilyRoom
- GasLog
- LivingRoom
- Masonry
- Outside

FLOOR COVERINGS:

- Carpet
- CeramicTile
- Tile

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- PlumbedForGas
- WaterSoftener
- TanklessWaterHeater
- VentedExhaustFan
- WaterPurifier

WINDOWS:

- Shutters

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener
- InsideEntrance
- KitchenLevel
- Lighted

LOT DESCRIPTION:

- Greenbelt
- InteriorLot
- Subdivision
- SprinklerSystem

ROOF TYPE:

- Composition

YARD/GROUNDS:

- BuiltInBarbecue
- Barbecue
- Lighting
- OutdoorGrill
- OutdoorKitchen
- OutdoorLivingArea
- PrivateYard
- RainGutters

SIDING:

- Brick
- FiberCement
- Stucco

POOL TYPE:

- Gunitite
- Heated
- InGround
- OutdoorPool
- Pool
- Private
- PoolSweep
- PoolSpaCombo
- Sport
- Waterfall
- WaterFeature
- Community

FOUNDATION:

- Slab

FENCING:

- BackYard
- Fenced
- Wood

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- ElectricityConnected
 - NaturalGasAvailable
 - SewerAvailable
 - SeparateMeters
 - UndergroundUtilities
 - WaterAvailable
 - CableAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- BuiltInFeatures
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- OpenFloorplan
- Pantry
- SmartHome
- CableTv
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired
- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- Dock
 - Fishing
 - Lake
 - Playground
 - Park
 - Pool
 - TrailsPaths
 - Curbs
 - Sidewalks
-

LISTED BY: Aden Mleczko 

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BROKERED BY: Real Broker, LLC