

**Features and Amenities**  
**7513 W Fork Lane, McKinney, TX 75071**

**Features**

Single Story Home in Sought-After Trinity Falls

3 Bedrooms

2½ Bathrooms

2,104 Sq. Ft.

Built In 2016 With Energy Efficiency

2-Car Garage

Second Living, Game Room, or Office

Oversized Primary Suite with Custom Built-Ins

Covered Back Porch with Pine, Vaulted Ceiling and In-Ceiling Speakers

Trinity Falls offers two clubhouses and resort-style pools with splash pads, ponds, walking and biking trails in nature, pickleball courts, frisbee golf park, dog park, and playgrounds

Highly rated McKinney ISD with on-site elementary school

**Extended Features**

- Exquisite single-story, energy-efficient home in the master-planned community of Trinity Falls of North McKinney.
- The beautifully landscaped grounds are framed by mature, lush trees and a striking brick exterior enhanced with stone accents and a distinctive herringbone brick detail. An upgraded garage door with barn-style design adds character, while a copper awning accents the front window. The arched entry welcomes you to a charming brick front porch, complete with a Ring doorbell camera and keyless entry for modern convenience.
- The dramatic circular front entry makes a striking first impression, highlighted by an architectural tray ceiling and a statement light fixture. Engineered wood flooring flows seamlessly throughout the main living areas, while a thoughtfully placed window brightens the front of the home.
- The bonus room at the front of the home could serve as a home office, second living or game room. This room features plush carpet flooring, a large window that overlooks the front yard, and comes wired with a smart-home, Denon audio, in-wall speaker system for enjoying music, movies, or watching the big game in surround sound.
- The powder room makes a perfect guest bathroom, offering tile floors, a white pedestal sink, and nickel faucet and fixtures.
- The spacious primary suite is privately accessed through elegant French doors, opening to a thoughtfully designed retreat. Through an arched entryway, the oversized bedroom features plush carpeting, four expansive windows that fill the space with natural light, and additional square footage ideal for a sitting area or home office. Custom, built-in shelving adds both character and function, while a vaulted ceiling with a ceiling fan enhances the airy feel. The suite is complete with two generously sized walk-in closets.

- The primary bath, also accessed through an arched entry, showcases tile flooring, a dual-sink vanity with white cabinetry and granite countertops, a separate soaking tub positioned beneath a large window, a walk-in tile shower with body spray, and a private water closet.
- The eat-in kitchen showcases engineered wood flooring that flows seamlessly from the main living areas, creating a cohesive and inviting space. Crisp white cabinetry—complete with deep drawers ideal for pots and pans—is paired with granite countertops and a classic tile backsplash. A spacious island features an undermount dual sink with an upgraded pull-down faucet, while a walk-in pantry provides abundant storage. Stainless steel, Whirlpool kitchen appliances include a built-in oven and microwave, 4-burner gas cooktop with vent hood, and a dishwasher.
- The dining area offers ample space for hosting dinner parties, holiday gatherings, or every-day family meals, featuring wood floors and a large window that brightens the room.
- Anchored by a cozy gas fireplace with wall-switch activation, the living room offers 10-foot vaulted ceilings, a ceiling fan, and warm wood flooring throughout. Three windows and a glass door provide generous natural light and direct access to the covered patio and backyard. The space above the mantel is thoughtfully wired and outlet-equipped for easy television installation.
- Bedroom 2 offers plush carpet floors, a spacious closet, a window that overlooks the back yard, and a vaulted ceiling with ceiling fan.
- The full bathroom, ideally situated between Bedrooms 2 and 3, features a built-in vanity with white cabinetry, granite countertops, and an undermount sink. A shower/tub combination with tile surround provides both style and functionality, while a spacious linen closet offers additional storage.
- Bedroom 3 features plush carpet floors, an extended walk-in closet, a window that overlooks the back yard, and a vaulted ceiling with ceiling fan.
- The spacious laundry room offers tile floors and built-in shelving, plus space designated for hanging laundry.
- Other home amenities include:
  - Upgraded interior doors throughout, with beautiful arched paneling
  - Whole-house technology wiring for internet and cable
  - Built for energy efficiency
  - Denon audio, smart-home in-wall speakers in the bonus room and in-ceiling speakers on back patio, controlled by an app
  - Ring doorbell camera on front porch
  - Kwikset keyless entry pad on front door
  - Smart home Nest Thermostat, which can be operated remotely from an app
  - HomePro Security System
  - Rain Bird sprinkler system that reaches the front and back yards
- The covered back patio is an entertainer’s dream, showcasing a vaulted tongue-and-groove, pine ceiling with a ceiling fan and in-ceiling speakers for seamless outdoor entertaining. A convenient gas stub is already in place for effortless grilling. The large

back yard includes a tree, a wooden fence, and a spacious grassy area to enjoy endless outdoor activities.

- Single door, front facing 2-Car Garage with LiftMaster garage door and openers, and additional parking along the driveway.
- Residents of the Trinity Falls master-planned community are spoiled with numerous amenities including:
  - Two different locations with a clubhouse, resort-style pool, splash pad, and cabanas
  - Miles of walking and biking trails in nature
  - Multiple ponds
  - Dog park
  - Frisbee park
  - Pickleball courts
  - Playgrounds
  - Fun social and family-friendly events throughout the year
  - Onsite elementary school, Frazier Elementary
  - Onsite fire station for added safety and peace of mind
- Located in North McKinney with easy access to Hwy 75 and the Collin County Outer Loop, only 2 miles to HEB and Buc-ees, and a quick drive to McKinney's shops and dining.

### **Description**

Exquisite single-story, energy-efficient home in the master-planned community of Trinity Falls in North McKinney. Lush trees and manicured landscaping frame the striking brick and stone façade, highlighted by a distinctive herringbone detail and elegant copper window awning, while an arched entry leads to the inviting brick front porch complete with a Ring doorbell and keyless entry. Inside, a dramatic circular foyer with tray ceiling and statement lighting sets the tone. Engineered wood floors flow throughout the main living areas. A versatile front bonus room—ideal as a home office, media, or game room—is wired with a Denon smart-home sound system for listening to music or watching the big game with surround sound. The private primary suite, accessed through French doors, features vaulted ceilings, four sunlit windows, custom built-in shelving, a sitting area, and two generous walk-in closets. End a long day in the spa-inspired bathroom, which offers dual sinks with granite countertops, a soaking tub beneath a large window, a walk-in tile shower with body spray, and a private water closet. Enjoy cooking and baking in the eat-in kitchen that boasts white cabinetry with deep drawers for pots and pans, granite countertops, tile backsplash, walk-in pantry, and an island with undermount dual sink and upgraded pull-down faucet. Host dinner parties or family meals in the light and bright dining area and gather your loved ones in the cozy living room, anchored by a gas fireplace and vaulted ceilings, with patio access for seamless indoor-outdoor living. The covered patio is an entertainer's dream, showcasing a vaulted tongue-and-groove pine ceiling with fan, in-ceiling speakers, and gas stub in place for outdoor grilling. A spacious backyard with grassy play area completes the setting. Community amenities include pools, trails, ponds, dog park, pickleball, playgrounds, Frazier Elementary, and easy access to Hwy 75, HEB, and Buc-ee's.

