

**Features and Amenities**  
**9808 Coyote Pass Trail, McKinney TX 75071**

**Features**

Single Story

3 Bedrooms

2 Bathrooms

2-Car Garage

1,416 Square Feet

Built in 2016

Gas starter / wood burning fireplace in living room

Recent upgrades include a new roof, new mirrors in both bathrooms and new tile flooring on the back patio

Fossil Creek at Westridge offers a resort-style community pool

Prosper ISD

**Extended Features**

- Beautiful single-story brick home accented with stone details, ideally located in the Fossil Creek at Westridge community. The landscaped front yard welcomes you to a covered brick porch, leading to a wood front door with frosted glass detailing and a Ring doorbell camera.
- The front entry welcomes you with engineered wood floors that extend throughout the home, abundant natural light from various windows, and a vaulted 9-foot ceiling.
- The spacious living room offers a ceramic, wood-burning fireplace with a gas starter and a slightly raised hearth, creating a cozy focal point, and includes a mounted TV that will convey with the home.
- The pristine, galley-style kitchen features tile flooring, dark walnut cabinets topped with crown molding, luxurious leathered granite countertops, a mosaic textured tile backsplash, an undermount dual sink, a peninsula for bar seating, and an oversized walk-in pantry with extensive shelving. Frigidaire stainless steel appliances include an oven with 5-burner gas cooktop, built-in microwave, dishwasher, and refrigerator which will convey with the home.
- The designated breakfast area off the kitchen offers generous natural light through two large windows plus a glass exterior door, which gives direct access to the back patio and yard.
- The oversized primary suite is highlighted by beautiful wood floors, serene backyard views from two windows, a vaulted ceiling with a ceiling fan, and elegant French doors leading to the private en suite bathroom.
- The spacious primary bathroom features cream tile flooring, a walnut dual vanity with granite countertop and undermount sinks, and recently updated walnut-framed mirrors topped with elegant glass light fixtures. Designed for relaxation, the bathroom includes a luxurious soaking tub and a separate tiled shower with built-in shampoo shelves. The

suite is complete with a private water closet and a generous walk-in closet with built-in shelving.

- Bedroom 2 features easy-to-clean wood floors, a window allowing in natural light, a vaulted ceiling with ceiling fan, and a spacious closet.
- The full bathroom, conveniently located near the secondary bedrooms, offers tile flooring, a walnut vanity with a granite countertop and undermount sink. A new, modern walnut-framed mirror has recently been installed to compliment the vanity, and a glass light fixture tops the mirror. A shower/tub combo with tile surround and shampoo shelf completes the bathroom.
- Bedroom 3 includes easy-to-maintain wood floors, a window allowing in light, a vaulted ceiling with ceiling fan, and an extended walk-in closet.
- The laundry room offers tile floors, upper cabinets and shelves for storage, a window that overlooks the front yard, plus additional space for an extra fridge, storing supplies, or organizing laundry.
- Other home amenities include:
  - Hall closet with built-in shelving for linens or storage
  - Upgraded interior doors with arched panels throughout the home
  - DSC home security system
  - Honeywell digital thermostat
  - All doors and windows are wired with a security system for extra protection and peace of mind
  - Underground lawn sprinkler system which reaches the entire yard, flower, and drip beds
  - Transferable warranty, expires 05/2027
- Recent updates include:
  - New asphalt shingle roof in 2023
  - New tile flooring on the back patio
  - New mirrors in both bathrooms
  - Fresh paint
- Single door, front facing 2- Car Garage with openers, and additional parking along the driveway.
- The spacious, covered back porch was recently renovated with new tile flooring and offers a modern ceiling fan, creating an inviting atmosphere for entertaining.
- The back yard features a generous grassy area ideal for outdoor activities, accented by a maturing tree and enclosed by a wood fence.
- Residents of Fossil Creek enjoy the neighborhood pool with a club house and pergola, only a one-minute walk from the property.
- Zoned for Prosper ISD, and only minutes from McKinney shops and restaurants

#### **Description**

Beautiful single-story brick home accented with stone details, ideally located in the Fossil Creek at Westridge community in McKinney. A beautifully landscaped front yard welcomes you to a covered brick porch and a wood front door with frosted glass detailing, complete with a Ring

doorbell camera. Upon entry, engineered wood floors extend throughout the home, complemented by abundant natural light from multiple windows and a vaulted 9-foot ceiling. The spacious living room features a ceramic wood-burning fireplace with gas starter and slightly raised hearth, creating a cozy focal point, and includes a mounted TV. The pristine galley-style kitchen offers tile flooring, dark walnut cabinets with crown molding, leathered granite countertops, mosaic tile backsplash, an undermount dual sink, bar-height peninsula seating, Frigidaire stainless steel appliances, and an oversized walk-in pantry. The private primary suite features wood floors, serene backyard views from two windows, a vaulted ceiling with fan, and French doors to the en suite bathroom. The primary bath includes cream tile flooring, a walnut dual vanity with granite countertops and undermount sinks, updated walnut-framed mirrors, elegant glass light fixtures, a soaking tub, separate tiled shower, private water closet, and a generous walk-in closet with built-in shelving. Two secondary bedrooms feature wood floors, vaulted ceilings with fans, and ample closet space. A full bath offers tile flooring, a walnut vanity with granite countertop, updated mirror, and tub/shower combo. The laundry room includes tile flooring, cabinetry, shelving, a window, and extra space for storage or a refrigerator. Additional amenities include upgraded arched interior doors, security system wiring, Honeywell thermostat, sprinkler system, transferable warranty through May 2027, a 2-car front-facing garage, and recent updates including a 2023 roof, fresh paint, new mirrors, and patio tile. Enjoy the covered back porch with ceiling fan, a spacious fenced yard, and access to the community pool just a one-minute walk away. Zoned for Prosper ISD and minutes from McKinney dining and shopping.