

Features and Amenities
1421 Hodge Street, McKinney, TX 75071

Features

Built by First Texas Homes in 2018, with customized Sonoma floorplan
Single story in sought-after Willow Wood neighborhood
4 bedrooms, 2 bathrooms
2,508 square feet
Oversized 2-car garage with overhead racks already installed and access door to backyard
All floors are hard surface - no carpet
Smart home equipped
Vaulted 11-foot ceilings
Architectural archways throughout
Designated home office with glass paneled French doors
Gas fireplace in living room with stone tile and wooden mantel
Expansive primary bedroom with spa-like en suite bathroom
Upgraded light fixtures throughout
Butler's pantry in kitchen
Oversized pantry and closets with built-in shelving
Customized Central Vacuum System
Full house Water Filtration System
Covered back porch with patio roller shades and large back yard
Willow Wood neighborhood includes a pool, basketball court, and playground (see full list of neighborhood details below)
Located less than a mile south of Willow Wood Elementary in sought-after Melissa ISD

Extended Features

- Stunning single-story brick home, built by First Texas Homes with a customized floorplan and smart home features, located in Willow Wood of McKinney which offers a neighborhood pool with splash park, playground, sports court, and less than a mile to Willow Wood Elementary.
- Classic brick exterior and a beautifully landscaped front yard enhances its curb appeal. A front-facing, single door, two-car garage is easily accessed through the front driveway. The welcoming brick front porch leads to an upgraded wooden entry door featuring elegant upper-paneled windows, adding warmth and character. Tucked near the end of the street, the house location offers a quiet and peaceful atmosphere with minimal through-traffic.
- Front entry showcases durable, wood-inspired tile flooring, soaring ceilings, and a chic metal chandelier that adds a touch of modern elegance to the space. Beautifully designed architectural archways can be seen all throughout the home.
- Spacious designated office, located at the front of the home, offers the perfect place to work or study. Glass-paneled French doors add charm and semi-privacy, while the wood-like tile floors and vaulted ceilings create an open, airy feel. A large arched

window fills the room with natural light and offers peaceful views of the front yard, complemented by a ceiling fan for year-round comfort.

- The formal dining room is perfect for family meals or hosting holiday dinner with friends, featuring elegant chair rail molding, a graceful arched window, and vaulted ceilings that create an open, airy feel. A circular metal chandelier centers the room, adding charm and warmth, while direct access to the butler's pantry makes serving and entertaining effortless.
- Chef's kitchen is both beautiful and highly functional, featuring easy-to-clean tile floors, rich walnut cabinets with convenient pots-and-pan drawers, and elegant bronze hardware. Quartz countertops and a classic white subway tile backsplash provide a clean, timeless look, while the kitchen island with storage on both sides makes meal prep and entertaining a breeze. Two glass pendants hang above the island, adding a touch of charm and warmth to this heart-of-the-home space where cooking, gathering, and daily life come together effortlessly. A separate butler's pantry offers built-in cabinetry with quartz counters that mirrors the design of the kitchen, and glass-front upper cabinet doors to display your treasured dishes. Upgraded, Frigidaire Gallery stainless steel appliances include a built-in double oven and microwave, dishwasher, and 5-burner gas stove top with vented hood. A substantial walk-in pantry offers numerous built in shelves for storage.
- Breakfast room, directly off the kitchen, is filled with natural light from two large windows overlooking the backyard and an exterior glass door that leads directly outside—perfect for enjoying morning coffee or casual meals. A modern circular chandelier defines the space for the breakfast table, creating a cozy and welcoming spot for family gatherings or quiet moments throughout the day.
- The oversized living room is a welcoming space for relaxing or entertaining, featuring wood-look tile floors and a cozy gas fireplace adorned with beautiful stone tile, a modern wooden mantel, and includes an electrical outlet for a mounted TV. Three large windows fill the room with natural light and offer serene views of the back porch and yard, while a striking circular chandelier anchors the space, making it perfect for everything from quiet evenings at home to lively gatherings with family and friends.
- Bedroom 2 is located at the front of the home and offers a bright, welcoming feel with its beautiful arched window overlooking the front yard. Easy-to-maintain tile floors, a vaulted ceiling with a ceiling fan, and a spacious walk-in closet make this room both comfortable and functional.
- Full, secondary bathroom combines style and functionality, featuring easy-to-clean tile floors and built-in lower and upper cabinets for ample storage. A modern brushed nickel faucet and fixtures complement the sleek shower/tub combo, which includes a tile surround with a convenient shampoo shelf and an upgraded shower head with body sprays—perfect for refreshing mornings or relaxing evenings at home.
- Bedroom 3 offers a bright and comfortable retreat, featuring easy-to-clean tile floors and tall vaulted ceilings with a ceiling fan to keep the space airy and inviting. A spacious closet, accessed through elegant paneled French doors, provides plenty of storage, making this room perfect for relaxing, working, or accommodating family and guests.

- Bedroom 4 is a welcome and calming space with wood-look tile floors and vaulted ceilings with a ceiling fan, creating an airy, comfortable atmosphere. The room features the largest walk-in closet among the secondary bedrooms, offering plenty of storage for clothes, hobbies, or seasonal items—perfect for daily living and staying organized.
- The substantial primary bedroom is a serene retreat, offering plenty of space to relax and unwind. Striking vaulted ceilings with elegant crown molding and a ceiling fan keep the room light, airy, and refined, while large bay windows fill the space with natural light and backyard views. This private sanctuary is perfect for restful nights, lazy weekend mornings, or a cozy spot to read and recharge.
- En suite, primary bathroom combines luxury and practicality, featuring dual vanities with ample cabinet storage and medicine cabinet, a cozy nook designated for the soaking tub allowing relaxing baths, and a separate walk-in shower with sleek tile surround, shampoo shelf and upgraded fixtures with body spray. A private, well-appointed space that makes your daily routine feel effortless and indulgent. The private water closet includes built-in upper cabinets for storage, and the large, primary closet off the bathroom offers built-in shelving for shoes, hand bags, or accessories.
- The laundry room features built-in shelving, and offers doors on both sides, creating a convenient flow between the primary bedroom and the secondary bedrooms, making laundry day easier and more efficient for the whole household.
- Home amenities include:
 - HomePro full home security system
 - Smart home equipped, including hub in primary closet and ethernet cables from primary closet to every room in the house
 - Ecobee app-enabled smart thermostat
 - Industrial grade, full house water filtration system for high-quality drinking water right out of the tap and no harsh chemicals in your showers/baths
 - Smart home water softener - Legacy View app controls softener and monitors usage
 - Central Vacuum System throughout home for quiet and effective cleaning
 - Ubiquity wifi booster
 - Integrated exterior camera on front porch
 - Wired for surround sound throughout home (speakers not provided)
 - Eaton smart light for porch lights; automatic, seasonally adjusted dusk-to-dawn lighting
 - Tankless water heater, located in garage
 - New linen curtains and rods stay with the home
- The backyard is perfect for relaxing and entertaining, featuring a large covered porch with a modern aviator ceiling fan to keep you comfortable on warm days. A convenient patio roller shade provides extra sun protection when desired, while the expansive grassy area is ideal for outdoor games, gardening, or simply enjoying fresh air. A storage shed, which conveys with the home, adds practical space for tools, toys, or seasonal items, making this backyard as functional as it is inviting.
- Two-car garage has been thoughtfully extended to provide extra customized space, easily accommodating the water filtration and central vacuum systems. An additional

exterior door on the side of the garage adds convenience and easy access for everyday use. The garage also includes built-in metal overhead racks, providing upper storage for seasonal items and sports or outdoor gear.

- Incredible Willow Wood neighborhood offers:
 - 306-acre master-planned community
 - Sits in McKinney, Texas, 30 miles north of downtown Dallas
 - Convenient major road access: close proximity to Hwy 5, US 75, and State Highway 121
 - A newer community with a modern feel, built with a family-friendly layout and amenities in mind
 - Resort style amenities for fun and relaxation include a swimming pool with splash park features, basketball court, playground, pavilion, and walking trails—perfect for family outings, exercise, walking your pets, or social gatherings with neighbors.
 - Just under a mile from the Willow Wood Elementary in the sought-after Melissa school district, this location makes school drop-offs quick and convenient while keeping you close to the heart of the community.

Description

Stunning single-story home built in 2018 by First Texas Homes with a customized Sonoma floorplan in the desirable Willow Wood community of McKinney, zoned to award-winning Melissa ISD. This 4-bedroom, 2-bath, 2,508 sq ft home features 11-foot vaulted ceilings, architectural archways, upgraded lighting, and wood-look tile flooring throughout the home. A private home office with glass-pane French doors sits at the front of the home, ideal for work or study. The gourmet kitchen includes quartz countertops, subway tile backsplash, walnut cabinetry with pot drawers, a large island with storage, walk-in pantry, and separate butler's pantry with glass-front uppers. Frigidaire Gallery stainless appliances include double oven, gas cooktop, and vent hood. The kitchen opens to a spacious living room with natural light and a stone gas fireplace with wood mantel and TV wiring. The oversized primary suite offers vaulted ceiling with crown molding, bay windows, and a spa-like bath with dual vanities, soaking tub nook, walk-in shower with body sprays, private water closet, and large walk-in closet with built-ins. Secondary bedrooms include vaulted ceilings, generous closets, and easy-care tile flooring. Smart home upgrades include Ecobee thermostat, ethernet to every room, HomePro security system, central vacuum, industrial-grade water filtration and softener system, tankless water heater, Wi-Fi booster, and exterior porch camera. Backyard features a covered patio with aviator fan, roller shade, and storage shed that conveys. Oversized 2-car garage offers ceiling storage racks and side entry door. Willow Wood offers a resort-style pool with splash park, basketball court, playground, walking trails, and quick access to Hwy 5, US-75, and 121. Less than a mile from Willow Wood Elementary and minutes from downtown McKinney, retail, dining, and parks.

