

**Features and Amenities**  
**7508 W Fork Lane, McKinney TX 75071**

**Features**

Two-Story Home In sought-after Trinity Falls

4 Bedrooms

2 ½ Bathrooms

2,350 Square Feet

Built In 2016

2-Car Garage

Designated Study (or fourth bedroom)

Private Media Room

Gas Fireplace in Living Room

Loft for Second Living or Second Office

Trinity Falls offers a clubhouse and resort-style pool with splash pad, ponds, walking and biking trails in nature, frisbee golf park, dog park, and playgrounds

Highly rated McKinney ISD with on-site elementary school

**Extended Features**

- Meticulously kept, two-story brick home with an extended front porch, located in the desirable Trinity Falls of North McKinney. The front exterior of the home showcases a herringbone brick pattern above the 2-car garage, black shutters on the windows, and a striking front door elevated with a frosted glass and wrought iron detailing, complete with a keyless entry pad for convenience.
- The exquisite front entry welcomes you with 19-foot ceilings adorned by a chandelier, and a beautiful wrought iron staircase that leads to a stunning suspended bridge above the entryway.
- A designated office at the front of the home is accessed through French doors with glass panels, and offers carpet flooring, an extended closet, a modern ceiling fan, and a large window with front porch views, offering an abundance of natural light. This room could also serve as a fourth bedroom!
- The living room is highlighted by a show-stopping wrought iron staircase that is not only practical, but visually it's an architectural beauty. Even with its 19-foot ceilings and soaring windows, the living room still offers a warm and inviting aesthetic, anchored by plush carpeting and a gas fireplace with mosaic tile and white mantel.
- The chef's kitchen offers pristine white cabinets paired with soft gray granite countertops, a white subway tile backsplash, and an oversized island with an undermount dual sink and offering ample space for bar seating. A large pantry with paneled French doors adds both style and storage. Whirlpool stainless steel appliances include a built-in oven and 4-burner gas stovetop, built-in microwave, and dishwasher.
- The dining area features easy-to-maintain tile flooring, a large window with serene back yard views, and direct access to the back porch through an exterior glass door.

- The first-floor powder room provides a private half bath for guests, featuring tile flooring, a white pedestal sink, and nickel faucet and fixtures.
- The spacious primary bedroom features soft, plush carpet, a large window overlooking the back yard, a tray ceiling with ceiling fan, and an en suite bathroom accessed through paneled French doors.
- The luxurious primary bathroom offers tile floors and an extended, walnut dual vanity with a white quartz countertop, undermount sinks, and nickel faucets and fixtures. The shower features a framed archway and glass door, a tile surround with two shampoo shelves and a quartz bench for relaxing, in addition to an upper window that allows in natural light. The primary suite also includes a private water closet, and a large walk in closet with built in shelving.
- The grand staircase is an awe-inspiring focal point of the home, with a walnut wood banister, wrought iron spindles, and plush carpet for comfort and safety. The stunning banister wraps up the stairs and along the upper floor, creating a show piece on its own.
- The second floor loft can be used as a second living area, second office, or game room, featuring plush carpet, a window with front yard views, and a vaulted ceiling with ceiling fan for year-round comfort.
- The private and secluded media room is accessed by French doors, and offers a perfect movie viewing experience with carpet floors, a vaulted ceiling, and wiring for your flat-screen TV. A small window allows in light when desired or can be covered when it's time to watch movies or the big game.
- Bedroom 2, located on the second floor, features plush carpet for comfort, a walk-in closet, a window for natural light, and a vaulted ceiling with ceiling fan.
- The full upstairs bathroom includes tile floors, a walnut dual vanity with quartz countertop and undermount sinks and nickel faucets and fixtures. The tub/shower combo offers a tile surround, two shampoo shelves, and an upper window to allow in light.
- Bedroom 3 offers plush carpet, a spacious walk-in closet, a window allowing in natural light, and a vaulted ceiling with ceiling fan.
- Other interior home amenities include:
  - Upgraded 5" baseboards throughout the first and second floor
  - Upgraded, paneled interior doors throughout the home
  - Kwikset keyless entry pad on front door
  - Extra storage closets
- Exterior home amenities include:
  - Automatic underground lawn sprinkler, reaches the front and back yards
  - Christmas lights installed by Michah Maxon, lights reach the front and the back of the house
  - Two Christmas wreaths to go on the exterior that were cut and measured specifically for the house
- The entertainers back yard features a covered back patio with plenty of space for relaxing and socializing, and a ceiling fan for year-round comfort. A gas stub is available

on the patio for outdoor grilling. The oversized 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 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
  - 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, and only 2 miles to HEB and Buc-ees, and a quick drive to McKinney's shops and dining.

### **Description**

Meticulously maintained two-story brick home with an extended front porch, ideally located in the desirable Trinity Falls community of North McKinney. The striking exterior features black shutters, a herringbone brick detail above the two-car garage, and an elegant front door with frosted glass, wrought iron accents, and keyless entry. Inside, the dramatic front entry impresses with soaring 19-foot ceilings, a chandelier, and a stunning wrought iron staircase leading to a suspended bridge overhead. A private office behind glass-pane French doors offers flexibility as a fourth bedroom. The living room feels both grand and inviting with towering windows, plush carpet, and a gas fireplace with mosaic tile and white mantel. The chef's kitchen features pristine white cabinetry, soft gray granite countertops, white subway tile backsplash, an oversized island with undermount sink and bar seating, and a large French-door pantry. Whirlpool stainless steel appliances include a built-in oven, gas cooktop, microwave, and dishwasher. The dining area offers backyard views and direct patio access. The first-floor primary suite includes plush carpet, a tray ceiling with fan, and French-door access to the spa-like bath featuring a walnut dual vanity with quartz counters, tiled shower with bench, private water closet, and a spacious walk-in closet with built-ins. The second-floor loft could serve as a game room or second office, and the private media room is the perfect space for watching movies or the big game. Two secondary bedrooms and a full bath can also be found upstairs. Entertain guests in the oversized backyard with covered patio, ceiling fan, gas grill stub, wood fence, and open green space. Trinity Falls residents are spoiled with resort-style pools and splashpads, trails, dog and frisbee parks, and an onsite elementary school with quick access to Hwy 75, H-E-B, Buc-ee's, and McKinney shopping and dining.

