



2720 Hidden Forest Drive  
Hidden Forest  
McKinney

Jane Clark  
214-802-4680  
jlclark@kw.com  
[www.JaneClarkHomes.com](http://www.JaneClarkHomes.com)





This exquisite custom home is nestled on a heavily treed, creek lot tucked away in the private Hidden Forest neighborhood.

This stunning home features exceptional attention to detail, rich millwork and recently updated paint.

The beautiful lush landscaping and mature trees make for amazing curb appeal.

Three car garage is split with a swing, side entry and extended driveway.





Double 8ft wooden doors inlaid with glass, welcome you into the entry with soaring 23ft ceilings and hardwood floors.

Elegant formal dining with tray ceiling, extensive molding, custom chandelier, plantation shutters and entry to kitchen.

Handsome Study features a wall of rich built-in bookshelves with faux fireplace, double crown molding and plantation shutters.





Gourmet chef's kitchen has hardwood floors, granite countertops, tile backsplash, abundance of cabinetry with over/under mount lighting. Large granite island offers additional storage and graduated breakfast bar. Butler's pantry has granite counter, glass front cabinets & doorway to dining. Granite topped planning desk. Appliances include built-in Sub-Zero fridge, 4 burner gas cooktop and wooden vent, double ovens, dishwasher & microwave. Charming breakfast area features custom chandelier, crown molding & door to back porch.





Warm and inviting family room features a custom tray ceiling with crown molding and ceiling fan.

Wall of windows with plantation shutters looks out to a sprawling back yard with creek views. Built-in entertainment center offers stylish storage for media equipment, as well as decorative items. The slate fireplace with gas logs and wood mantel is the focal point of this welcoming space.

The open floorplan is an entertainer's dream!

Private master suite offers hardwood floors, vaulted tray ceiling with crown molding, ceiling fan and beautiful windows with plantation shutters and creek views.

This retreat features a spa-like master bath with separate vanities, Jacuzzi tub and oversized shower. This master bath is completed by a spacious walk-in closet with built-in shelves and dresser.

Both recently painted.





Upstairs entertainment room is a great place to unwind, featuring a tray ceiling with crown molding and a wall of windows with gorgeous views and a window seat with ample storage in the bench. Cozy reading nook just off the game room with elegant chandelier and bench.

Three large secondary bedrooms, two with a Jack & Jill bathroom and one with an ensuite bathroom with hall entrance.





Expansive backyard with picturesque landscaping and mature trees is the perfect place to relax. Sit on the covered patio or wood deck and enjoy the peaceful ambiance of nature and the creek views. Sprawling backyard, flagstone walkway, mature trees and lush landscaping round out this tranquil setting.

**This home provides unmatched style, quality and craftsmanship for the homeowner seeking the best in everything!**





## Distinguishing Features

### Entry

- Located on Heavily Tree Creek Lot
- Stucco with Landscaped Walk-up and Mature Trees
- Custom Wood Door with Glass
- Soaring 23' Ceiling in Foyer
- Hardwood Floors
- Wrought Iron Spindle Spiral Staircase

### Study

- Double Crown Molding
- Wall of Rich Built-in Bookcases and Faux Fireplace
- Plantation Shutters
- Recent Paint

### Formal Dining

- Double Crown Molding
- Tray Ceiling
- Custom Chandelier
- Plantation Shutters
- Surround Sound Wiring
- Recent Paint

### Powder Room

- Crown Molding
- Framed Mirror
- Located on Main Level

### Through-Out Home

- Solid Core Doors—8 ft on main and 6 ft on second level
- Surround Sound in Main Areas

### Family Room

- Custom Tray Ceiling, Crown Molding and Ceiling Fan
- Wall of Windows with Gorgeous Views of Backyard and Creek
- Stunning Slate Gas Log Fireplace with Wood Mantle
- Built-in Entertainment Center
- Plantation Shutters

### Kitchen & Breakfast Area

- Granite Counter Tops, Hardwood Floors, Tile Backsplash with Under/Over Mount Lighting
- Granite Island with Graduated Breakfast Bar and Pendant Lights
- Sub-Zero Refrigerator, Double Ovens, Dishwasher & Built-In Microwave
- Charming Butler's Pantry
- Granite Planning Desk
- Open Breakfast Area with Wall of Windows & Crown Molding

### Master Retreat

- Private Master Suite with Vaulted Ceiling, Crown Molding, Ceiling Fan, Hardwood Floors and Plantation Shutters
- Master Bath with Separate Vanities, Jacuzzi Tub and Oversized Shower
- Large Walk-in Closet with Built-In Dresser and Shelves
- Recent Paint

### Secondary Upstairs Bedrooms

- Jack and Jill Bedrooms with Walk-In Closets
- Guest Suite with Private Bath

### Game Room

- Large Versatile Entertainment Room
- Tray Ceiling with Crown Molding and Ceiling Fan
- Window Seat with Ample Storage in Bench
- Cozy Reading Nook

### Outdoor Experience

- Heavily Treed Fence Line
- Creek Views
- Lush Landscaping
- Relaxing Covered Patio with Ceiling Fan
- Flagstone Walkway
- Wood Deck
- Grassy Play Yard
- Wrought Iron Fence

### Utility Room/Garage

- Full Size Washer & Dryer Area
- Built-in Cabinetry with Under Mount Lighting and Room for Additional Fridge
- Counter with Sink
- 3 Car Garage, Split with Extended Swing Driveway
- Large Attic Walk-Out
- Roof—2017



## 2720 Hidden Forest Drive Hidden Forest McKinney

**4 Beds / 3.5 Baths / Living / 2 Dining / Study / Game / Creek Lot / Grassy Yard / 3 Car Garage Oversized**

MLS:	14059207	Family Room:	18 x 17	Kitchen:	16 x 13	Master:	16 x 19
Subdivision:	Hidden Forest	Private Study:	13 x 13	Breakfast:	12 x 10	Bedroom 2:	13 x 12/2
Year Built:	2000	Formal Dining:	13 x 15	Game Room:	16 x 19	Bedroom 3:	12 x 14/2
SF:	3,920/tax	Utility:	7 x 8	Bedroom 4:	13 x 13/2	Garage:	3 Car Oversized
Lot:	0.3658/acre	Schools*:	McKinney ISD	Elementary:	Valley Creek	Middle:	Faubion
				High School:	McKinney High		

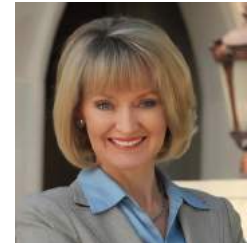
\*Schools subject to verification through McKinney ISD



North Collin County  
An Independent Member Broker

**Office: (972) 562-8883**  
**Direct: (214) 802-4680**  
**Email: [jlclark@kw.com](mailto:jlclark@kw.com)**  
**[www.JaneClarkHomes.com](http://www.JaneClarkHomes.com)**

*Jane Clark*  
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