



**\$274,900**

- **Solar Screens**
- **Lush Landscaping**
- **Woodlike Flooring**
- **Walk to Winniford Park & Cotton Wood Creek Trail**



**3402 Palmtree Dr**

**Eldorado Heights**

**McKinney**

***Stunning and Spacious 4 Bedroom Home with 2 Living Areas, Large Patio and Grassy Backyard. Walk to Park and Playground!***

- Brick Façade with Solar Screens
- Quaint Walk up with Lush Landscaping & Trees
- Foyer with Tile Flooring
- Frml Living with Arched Window
- Frml Dining w/Vaulted Ceil, Picture Frame Mldng & Woodlike Laminate
- Open Family Room with Built Ins & Woodlike Laminate Flooring
- Gas Log Corner Fireplace with Raised Brick Hearth & Mantle
- Tiled Utility Room with Cabinets, Shelving and Room for Freezer
- Large Kitchen with Island and Tile Flooring overlooks Family Room
- Abundance of Cabinetry with Undermount Lighting and Raised Breakfast Bar Area
- Recent Stainless Steel 5 Gas Burner Gas Cooktop, Built in Microwave and Dishwasher
- Double Ovens, Electric
- Charming Breakfast Area with Window Seat and Chic Lighting
- Large Walk in Pantry with Deep Shelving and Chalkboard Wall
- Private Vaulted Master Suite with Woodlike Laminate & Sitting Area
- Master Bath with His & Hers Sinks, Separate Shower, Jetted Corner Tub & Large WIC
- Secondary BR are Vaulted with Woodlike Laminate & C Fans
- Surround Sound Speakers
- Large Patio and Grassy Yard
- Roof—2017
- BOB Fence—2015
- 50 Gas HWH—2015
- Recent Interior Paint

**Description: 4 Bedrooms / 2 Baths / 2 Living / 2 Dining / 2 Car Garage**

MLS:	13625257	Family Room:	21 x 19	Formal Dining:	11 x 10	Master:	16 x 15
Subdivision:	Eldorado Heights	Living Room:	13 x 10	Kitchen:	13 x 12	Bedroom 2:	13 x 10
Year Built:	1996	Utility:	11 x 5	Breakfast:	10 x 7	Bedroom 3:	11 x 10
Sq. Feet:	2,205/tax	Lot:	0.160 acre			Bedroom 4:	11 x 10

Schools: McKinney ISD    Elementary School: McNeil    Middle School: Dowell    High School: McKinney



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\*Schools subject to verification through McKinney ISD. Client to verify measurements.



