



**1516 PORTICO PLACE**  
MCKINNEY, TX 75069



\$969,900



3,196 sqft



5 beds



4 baths

## DESCRIPTION

A rare opportunity to own a one of a kind modern farmhouse just minutes from Downtown McKinney, with easy access to shopping, dining, and everyday conveniences. Designed for both daily living and effortless entertaining, this 5 bedroom home offers two bedrooms on the main level, a private home office with barn door, and an upstairs game room wired for surround sound. The groin vaulted family room creates a stunning focal point with a sleek linear fireplace and floor to ceiling stone. The open concept kitchen blends function and style with shaker cabinetry, Omegastone slab countertops, a large island, stainless steel appliances, a 5 burner gas cooktop, and thoughtful storage throughout. The primary suite is a true retreat featuring a spa inspired bath with a freestanding tub, dual vanities, a designer tile shower, and direct access to the laundry room. Step outside to a covered patio with a fully equipped outdoor kitchen, perfect for hosting or relaxing year round. Additional highlights include 8-foot doors on the main level, a full oak staircase with wrought iron balusters, and energy-efficient features including R38 insulation and a radiant barrier roof deck.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21217443

**YEAR BUILT:** 2023

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** VINTAGE PLACE

**LIST DATE:** 03/26/2026

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,196

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 0

**ACRES:** 0.18

**LOT SIZE (SQFT):** 7,840

## INTERIOR FEATURES

### FIREPLACE:

- GasLog
- GasStarter

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- DoorSingle
- GarageFacesFront
- Garage

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- OutdoorGrill

### SIDING:

- Brick
- RadiantBarrier
- Rock
- Stone

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces
- NaturalGas
- Zoned

### UTILITIES:

- SewerAvailable
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- CathedralCeilings
- DecorativeDesignerLightingFixtures
- HighSpeedInternet
- OpenFloorplan
- CableTv
- VaultedCeilings
- WiredForSound

### COMMUNITY:

- CommunityMailbox
  - Curbs
  - Sidewalks
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**LISTED BY:** Melanie Caple 

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**BROKERED BY:** Caple & Company