

CENTURY 21[®]

Judge Fite Company



8013 THREE FORKS TRAIL

MCKINNEY, TX 75071



\$799,000



3,398 sqft



4 beds



3 baths

DESCRIPTION

Perfect one-story Highland home with an open floor plan on a cul-de-sac lot overlooking the greenbelt. This well-maintained 4-bedroom, 3-bath home with a 3.5-car garage sits on a quarter-acre lot and features high ceilings throughout. The kitchen offers white cabinetry, double ovens, granite countertops, a large island, built-in desk, and walk-in pantry. Spacious breakfast nook with abundant natural light opens to the family room with soaring ceilings, stone fireplace, wood mantel, and large casement windows. Private office with built-ins and designer accent wall. Formal dining room is ideal for entertaining. Media room located at the rear of the home. Flex space between two bedrooms is perfect for an in-law or nanny suite. Hardwood floors throughout most of the home. Enjoy a private backyard with extended patio, pergola, and plenty of room for a pool or outdoor activities. Located in Trinity Falls with resort-style amenities including pools, clubhouses, fitness center, playgrounds, fishing lakes, parks, and more. Frazier Elementary located within the community.

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Active
MLS: 21232564
YEAR BUILT: 2016
COUNTY: Collin
TRACT OR SUBDIVIION: Trinity Falls Planning Unit 2 Ph 4
LIST DATE: 04/09/2026

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800.451.8055

AREA:
SQUARE FEET: 3,398
TOTAL BEDS: 4
FULL BATHS: 3
HALF BATHS: 0
ACRES: 0.28
LOT SIZE (SQFT): 12,414

INTERIOR FEATURES

FIREPLACE:

- Gas
- GasLog
- LivingRoom

FLOOR COVERINGS:

- Carpet
- CeramicTile
- EngineeredHardwood
- Wood

APPLIANCES:

- SomeGasAppliances
- ConvectionOven
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- Microwave
- PlumbedForGas
- TanklessWaterHeater

WINDOWS:

- BayWindows
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE:

- Traditional
- Detached

PARKING:

- DoorSingle
- Driveway
- EpoxyFlooring
- GarageFacesFront
- Garage
- GarageDoorOpener
- Tandem

LOT DESCRIPTION:

- BackYard
- CulDeSac
- BacksToGreenbeltPark
- Greenbelt
- Lawn
- Landscaped
- Level
- Subdivision
- SprinklerSystem
- FewTrees

ROOF TYPE:

- Composition

SIDING:

- Brick

POOL TYPE:

- None
- Community

FOUNDATION:

- Slab

FENCING:

- Brick
- Wood

UTILITIES

HEATING/COOLING:

- Central
- NaturalGas

UTILITIES:

- CableAvailable
 - ElectricityAvailable
 - NaturalGasAvailable
 - SewerAvailable
 - UndergroundUtilities
 - WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- InLawFloorplan
- KitchenIsland
- OpenFloorplan
- Pantry
- VaultedCeilings
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- Prewired

COMMUNITY:

- Clubhouse
- FitnessCenter
- Fishing
- Lake
- Other
- Playground
- Park
- Pickleball
- Pool
- TrailsPaths
- Curbs
- Sidewalks

LISTED BY: Deborah Diviney 

PHONE: 214.551.1925

BROKERED BY: Coldwell Banker Apex, REALTORS