

# CENTURY 21

Judge Fite Company



## 2733 SYLVAN WAY

MCKINNEY, TX 75072



\$1,224,000



4,302 sqft



5 beds



5 baths

## DESCRIPTION

Welcome to this elegant 5-bedroom, 4.5-bath custom home offering 4,301 square feet of refined living space on a spacious 0.42-acre lot in the desirable Forest Ridge neighborhood of McKinney. Built in 2000, this two-story residence features hand-scraped hardwood floors, elaborate moldings, and an open, flowing floor plan perfect for entertaining and family living. The home boasts two living areas and two dining areas, along with three brand-new HVAC units installed in April 2026 for exceptional comfort and efficiency. The spacious primary suite is conveniently located on the first level. A versatile guest bedroom on the first floor includes a separate entrance off the pool area, and its bathroom doubles as a convenient pool bath. Upstairs, three additional bedrooms and a living room provide ample space for guests. A large walk-in attic offers easy potential for conversion into additional living space. The private, tree-lined backyard is ideal for relaxation and entertaining.

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

**MLS STATUS:** Active

**MLS:** 21237967

**YEAR BUILT:** 2000

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Forest Ridge

**LIST DATE:** 04/14/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,302

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.42

**LOT SIZE (SQFT):** 18,124

## INTERIOR FEATURES

### FIREPLACE:

- Gas
- LivingRoom
- Other

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Hardwood

### APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- DoubleOven
- Dishwasher
- GasCooktop
- Disposal
- GasOven
- GasRange
- GasWaterHeater
- IceMaker
- Microwave
- VentedExhaustFan

### WINDOWS:

- Shutters

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● ConvertedGarage</li><li>● Driveway</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● HeatedGarage</li><li>● WorkshopInGarage</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● CulDeSac</li><li>● Landscaped</li><li>● NativePlants</li><li>● ManyTrees</li><li>● Subdivision</li><li>● SprinklerSystem</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Shingle</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● FirePit</li><li>● GasGrill</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● WoodSiding</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● Fenced</li><li>● InGround</li><li>● OutdoorPool</li><li>● Pool</li><li>● Private</li><li>● PoolSweep</li><li>● Waterfall</li><li>● WaterFeature</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Combination</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● WroughtIron</li></ul>

## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● EnergyStarQualifiedEquipment</li><li>● NaturalGas</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● WetBar</li><li>● BuiltInFeatures</li><li>● Chandelier</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● GraniteCounters</li><li>● HighSpeedInternet</li><li>● InLawFloorplan</li><li>● KitchenIsland</li><li>● MultipleStaircases</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WiredForData</li><li>● NaturalWoodwork</li><li>● WalkInClosets</li><li>● WiredForSound</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● SecuritySystem</li><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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**BROKERED BY:** HomeCoin.com