

**7200 PERCY DRIVE**

7200 PERCY DR, MCKINNEY, TX 75071

**\$1,100,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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\*\* MULTIPLE OFFERS RECEIVED ~ BEST & FINAL DUE BY NOON (12:00) ON THURSDAY, APRIL 15TH\*\* Welcome to this charming Tudor-style home nestled on a coveted corner lot in the highly sought-after Tucker Hill community in McKinney. This impressive 5-bedroom, 2-story brick residence offers thoughtfully designed living spaces. From the moment you arrive, you'll be captivated by the extensive landscaping, inviting courtyard with a tranquil water fountain and a welcoming front sitting area. A covered side porch adds additional outdoor charm. Step inside to discover gorgeous hardwood floors, elegant architectural details, and an abundance of natural light.

**Garage Count: 3 Car Garage,**  
**Basement: None,**  
**Garage Description: Garage,**  
**Special Program: Global Luxury**

**\$1,100,000**



The formal dining room features a box ceiling, while the private front office boasts built-ins galore and a bay window. The main living area is warm and inviting, highlighted by French doors that open to the covered porch for seamless indoor-outdoor living. The chef's kitchen is a true showstopper with granite countertops, 6-burner gas cooktop, double sinks (including one in the island), breakfast bar, built-in wine fridge, & a butler's pantry. The adjacent breakfast nook features its own cozy fireplace and opens to the kitchen, creating an ideal gathering space. Arched doorways and plantation shutters add timeless character throughout. The secluded primary suite offers a peaceful retreat with a step-down sitting area, two spacious walk-in closets, and a luxurious ensuite bath complete with garden tub, separate shower, and a versatile bonus area perfect for a coffee bar or dressing space. The expansive upstairs game room includes a wet bar, built-ins, and a beamed ceiling, while a dedicated media or music room provides additional flexibility. Carpet is limited to the stairs and media room, with hardwood flooring throughout most of the home. Above the garage, a private bedroom suite with ensuite bath, walk-in closet, and wood floors offers the perfect space for guests or multigenerational living.





