



**517 LAKE LIVINGSTON TRAIL**

MCKINNEY, TX 75071

**\$585,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 517 LAKE LIVINGSTON TRAIL

MCKINNEY, TX 75071

**SIGNIFICANT PRICE IMPROVEMENT!**  
Don't miss this incredible opportunity to own a like new, move in ready home loaded with premium upgrades that would cost thousands more to replicate in new construction. This stunning 4 bedroom, 4 bathroom home offers the perfect blend of luxury, functionality, and value. From the moment you enter, you'll appreciate the gorgeous wood flooring, plantation shutters, and bright open concept design ideal for both everyday living and entertaining. The thoughtfully designed floor plan features a private study, a spacious primary suite, and a secondary bedroom with a full bath on the main level perfect for guests or multigenerational living.

**Garage Count: 2 Car Garage,  
Basement: None,  
Garage Description: Garage**

**\$585,000**



An additional bonus flex space on the first floor provides endless possibilities and can easily serve as a home gym, playroom, second office, hobby room, or private retreat to fit your lifestyle. Upstairs, you'll find two generously sized bedrooms, each with its own private bath, along with an expansive game room and dedicated media room, providing plenty of space for family fun and entertaining. The upgrades continue beyond the living spaces, including custom laundry room cabinetry, enhanced garage lighting, and overhead garage storage for maximum organization. Step outside and enjoy your own backyard retreat featuring a screened-in patio, extended stamped concrete patio, beautiful landscaping, and a pergola with electricity, creating the perfect setting for relaxing evenings or hosting friends and family year round. Located in the highly desirable Trinity Falls community, residents enjoy resort style amenities, miles of trails, parks, pools, and access to highly rated McKinney ISD schools. With convenient access to shopping, dining, and major highways, this home offers an unbeatable lifestyle at an exceptional value. Why wait months and spend more on new construction? Move right into a home that has all the upgrades completed. This home is one of the best values and is ready for its next owner.





