



1204 CANEY CREEK LANE

1204 CANEY CREEK LANE, MCKINNEY, TX 75071

\$499,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Designed for how people actually live, this beautifully updated one and a half story home pairs refined design with everyday ease. Thoughtfully aligned with the lifestyle of Trinity Falls, daily life is shaped by miles of trails, parks, resort style pools, and gathering spaces woven throughout the community. The modern Texas Hill Country exterior showcases beautiful stonework and freshly stained cedar accents, creating a warm yet elevated first impression. Inside, a dramatic rotunda entry, arched doorways, and a custom staircase immediately set the tone for the level of design throughout. Fresh paint, all new flooring, and designer lighting deliver a true turnkey experience.

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

\$499,000



The open concept kitchen, dining, and living spaces are anchored by an upgraded kitchen with custom cabinetry additions, stylish backsplash, and updated fixtures, ideal for both daily living and entertaining. The primary suite is exceptional, featuring an attached flex space behind French doors that works seamlessly as a nursery, gym, or custom closet. Downstairs also includes a private study and two secondary bedrooms, allowing the home to live primarily on one level. Upstairs, a bedroom, full bath, and game room provide flexible space for guests or everyday use. All of this is set within an award winning school district with an on site elementary school in one of McKinneys premier master planned communities.



