



**7913 CADDO COVE**

MCKINNEY, TX 75071

**\$675,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

## 7913 CADDO COVE

MCKINNEY, TX 75071

Exceptional one-owner home in the highly sought-after master-planned community of Trinity Falls! This impressive two-story floor plan offers 4 spacious bedrooms, 3.5 bathrooms, a dedicated study, game room, media room, and a unique upstairs in-law or nanny suite complete with a kitchenette. The open-concept design is highlighted by a soaring family room with vaulted ceilings, creating a bright and inviting atmosphere. The gourmet kitchen features an oversized island, double ovens, rich stained cabinetry, granite countertops, and a large walk-in pantry, making it perfect for everyday living and entertaining.

**Garage Count: 3 Car Garage,**  
**Basement: None,**  
**Garage Description: Garage**

**\$675,000**



Gorgeous light colored wood like tile flooring flows throughout most of the first floor, adding warmth and elegance. The oversized primary suite is privately situated and offers a luxurious spa-inspired bath. All secondary bedrooms are generously sized and feature large walk-in closets. The 3-car tandem garage provides ample space for oversized vehicles, storage, or a workshop. Step outside to enjoy the extended covered patio & pergola overlooking a large, pool-sized backyard with plenty of room for kids, pets, and gatherings with family and friends. Residents of Trinity Falls enjoy resort-style amenities including two community pools with splash pads, two fitness centers, multiple lakes for catch-and-release fishing, over 450 acres of walking and biking trails, numerous playgrounds, a dog park, disc golf course, community events with live music and food trucks, and the convenience of Frazier Elementary located within the neighborhood. This home truly offers the perfect combination of space, functionality, and lifestyle. Don't miss this incredible opportunity!



