

# Single Family Residence For Rent

- 704 Trace, McKinney, Texas 75069



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For Rent</b>
MLS Number:	<b>20556989</b>
Price:	<b>\$1,995</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>2</b>
Year Built:	<b>2024</b>
Acreage:	<b>0.12 Acre</b>

## Address Map

Country:	<b>USA</b>
State:	<b>TX</b>
County:	<b>Collin</b>
City:	<b>McKinney</b>
Subdivision:	<b>Simpson Crossing</b>
Zipcode:	<b>75069</b>
Street:	<b>Trace</b>
Street Number:	<b>704</b>
Floor Number:	<b>0</b>
Longitude:	<b>W97° 26' 5.5"</b>
Latitude:	<b>N33° 13' 19.6"</b>

## Features

<input checked="" type="checkbox"/>	Heating System:	<b>Central</b>
<input checked="" type="checkbox"/>	Pet Policy:	<b>Call, Cats Ok, Dogs Ok</b>
<input checked="" type="checkbox"/>	Security:	<b>Fire sprinkler system, Fire Alarm, Smoke Detector(s)</b>

## Additional Info

<input checked="" type="checkbox"/>	Utilities:	<b>City water, City sewer, Alley, Sidewalk</b>
<input checked="" type="checkbox"/>	Architectural Style:	<b>Traditional</b>

Association Fee:	<b>\$600</b>
Association Fee Frequency:	<b>Annually</b>

Elementary School Name:	<b>Webb</b>
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<input checked="" type="checkbox"/>	Interior Features:	<b>Built-in Features, Cedar Closet(s), Pantry, Walk-in Closet(s), Tile Counters</b>
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High School Name:	<b>Mckinney North</b>
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List Agent Full Name:	<b>Viren Shah</b>
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List Office **VP Realty Services**  
Name:

✓ Lot Features: **Interior lot, Few Trees**

Matrix Modified  
DT:

Middle School **Johnson**  
Name:

Parcel Number: **NA**

✓ Parking Features: **Garage, Garage door opener**

School District: **Mckinney isd**

Property Type: **Residential lease**

Status: **Active**

Structural Style: **Single detached**

SQFT Gross: **0 Sqft**

SQFT Lot: **5,227.20 Sqft**

Street Suffix: **Trail**

Number Of  
Parking Spaces: **0**

Fireplace: **0**


Garage: **0**

## Agent Info



Pam Matlock

 <http://pammatlock.com/>

 469-269-0PAM

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