

\$1,250,000

2605 ECHO VALLEY TRAIL

MCKINNEY, TEXAS

5,596 SQFT • 0.494 ACRES • 4 BEDS • 4.5 BATHS • WHOLE HOUSE WATER SOFTENER/PURIFIER • SPARKLING SWIMMING POOL • PUTTING GREEN • CUSTOM CLOSET SYSTEMS • LOVEJOY ISD



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This magnificent stone and brick estate home is positioned on an expansive elevated property overlooking the two community lakes. The home is highlighted by metal and wrought iron details and trim and is surrounded by professionally planned and executed landscape beds overflowing with thick foliage and plants. A peaceful front terrace with wrought iron elements offers views to the two lakes.

The inviting Foyer features a beautiful custom metal and glass front door with scroll accents that floods the space with natural light. The space offers gleaming hardwood floors and a stylish chandelier suspended from the ceiling that is highlighted by a custom stencil design. The Formal Dining Room has roughhewn hardwood floors, on-trend wall paint with thick trim and moldings, a gorgeous chandelier and large windows brighten the space. The handsome Study features premium neutral carpet, on-trend wall paint, and a heavy beamed ceiling element. The room offers large windows providing views of the property, community lakes as well as an oversize storage closet.

The Great Room is connected to the Kitchen and Breakfast Nook and features stained roughhewn hardwood floors, on-trend wall paint, and the soaring cathedral ceiling is lined with heavy beam and trestle elements. The room features a cozy stone fireplace with cast stone mantel and accents. A wall of large windows provides views over the stunning pool and Patio. The gourmet Kitchen is a cook's dream with premium custom cabinetry, granite counter tops, and stone tile backsplash. The space offers a premium stainless gas cooktop with an impressive custom cabinetry hood and pot-filler faucet as well as a built-in stainless-steel refrigerator & freezer, double ovens and microwave. The large sit-at island with stained cabinetry base and contrasting granite surface houses a farm-style sink and dishwasher. The adjoining Breakfast Area offers a built-in coordinating china cabinet and a planning desk. The area is highlighted with large windows with views of the rear property.

The private Master Retreat features high-grade neutral carpet and a distinctive barrel ceiling element highlighted by an elegant chandelier. The room has a sitting area with a wall of windows that overlook the pool and backyard. The spa-like Master Bathroom with vaulted ceiling is fully outfitted with premium travertine tile floor and custom wall paint. The elegant furniture-style vanities have slab surfaces and decorator plumbing fixtures, large mirrors and additional up-graded lighting fixtures, along with additional linen/storage towers. The walk-in shower has premium tilework and fixtures, and the deep tub is positioned under a large window. A convenient Exercise Room is positioned off the Master Bath and the Master Closet features custom California Closet built-ins, vanity table and dressers, along with connections for a washer and dryer.

For more photos, videos and information about this property, visit:
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Premium home features include...

- Lake view lot of both community lakes
- Whole home water softener and purifier systems.
- Exterior walls are foam insulated.
- Full home audio/entertainment system.
- Two 50-gallon water heaters with recirculating pump.
- Floor plan expanded by 5' at the Gameroom and Junior Bedrooms wing.
- Custom window treatments and decorator details throughout this home.
- Yoga / Exercise room added to floorplan
- Travertine flooring in the master bathroom
- Master closet custom designed by California Closets
- Added courtyard with iron fencing
- Washer and Dryer Hookups in both utility room and Master closet
- Oversized garage finished with Polyurethane floor coating, cabinets and workbench
- Carriage Garage finished with Polyurethane floor coating, and custom hanging racks
- Media Room
- Custom pantry glass door with abundant storage
- 1st Bedroom enlarged by design
- 2nd Bedroom enlarged by design and custom California Closet system
- Hawk custom designed swimming pool with fire elements and expansive honed Travertine decking
- Custom 3 hole putting green
- Electrical Sockets under eaves for Christmas lighting
- Expanded driveway



Room sizes

Living Room	18	17
Kitchen	15	14
Dining Room	16	12
Breakfast Room	11	11
Master Bedroom	18	16
Bedroom #2	17	16
Bedroom #3	16	16
Bedroom #4	16	13
Study/Den	24	12
Game Room	30	20
Media Room	20	19
Utility Room	12	7



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