

1307 Coleman Street, McKinney, Texas 75069

MLS#: **20037005** **Coming Soon** [1307 Coleman Street McKinney, TX 75069](#) LP: **\$760,000**
 Property Type: **Residential** SubType: **Single Family** OLP: **\$760,000**
Recent: 04/28/2022 : Coming Soon : ->CS



Also For Lease: **N** Lst \$/SqFt: **\$249.75**
 Subdivision:
 County: **Collin** Lake Name:
 Country: **United States** Lse MLS#:
 Parcel ID: [R1230400A00101](#) Plan Dvlpm:
 Lot: **1** Block: **A** MultiPrcl: MUD Dst:
 Legal:
 Beds: **4** Tot Bth: **4** Liv Area: **2**
 Fireplc: **1** Full Bath: **3** Din Area: **1** Pool: **No**
 Half Bath: **1** Adult Community: **No**

SqFt: **3,043/Plans** Hdcp Am: Garage: **Yes/2**
 Appraiser: Horses?: Attch Gar: **Yes**
 Yr Built: **2022/Builder/New Construction** -Attached: **No** # Carport: **0**
 Lot Dimen: Acres: **0.231** Cov Prk: **2**
 Subdivide?: **No** Gar Size: **22x20**
 HOA: **None** HOA Co:

School Information

School Dist: **McKinney ISD**
 Elementary: **Burks** Middle: **Faubion** High: **Mckinney Boyd**

Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Family Room	25 x 21 / 1	Fireplace	Master Bedrm	13 x 18 / 1	
Office	12 x 14 / 1		Laundry	11 x 9 / 1	Natural Stone/Granite Type
Bedroom	12 x 13 / 2		Bedroom	13 x 13 / 2	Walk-in Closet(s)
Bedroom	14 x 13 / 2		Media Room	16 x 13 / 2	

General Information

Housing Type: **Single Detached** Fireplace Type: **Gas**
 Style of House: Flooring: **Carpet, Combination, Luxury Vinyl Plank, Tile**
 Lot Size/Acres: **Less Than .5 Acre (not Zero)** Levels: **2**
 Alarm/Security: **Smoke Detector(s)** Type of Fence: **Wood**
 Soil: Cooling: **Central Air**
 Heating: **Central** Accessible Ft:
 Roof: **Composition** Patio/Porch: **Covered**
 Construction: **Siding** Special Notes:
 Foundation: **Slab** Listing Terms: **Contract**
 Basement: **No**
 Possession: **Closing/Funding**

Features

Kitchen Equip: **Dishwasher, Disposal, Gas Range, Oven-Convection, Plumbed For Gas in Kitchen, Tankless Water Heater**
 Interior Feat: **Built-in Features, Flat Screen Wiring, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)**
 Exterior Feat: **Covered Patio/Porch**
 Park/Garage: **2-Car Single Door**
 Street/Utilities: **Cable Available, City Sewer, City Water, Electricity Connected, Individual Gas Meter, Individual Water Meter**

Environmental Information

Water Feat: **Efficient Hot Water Distribution** Walk Score:
 Features: **Construction**
 Type: Status: **In Process** Year:
 Version: Body: Metric: Rating:
 Source: URL:

Remarks

Property Description: **Don't miss this beautiful 2 story home located on a quarter acre lot just north of Historic Down Town McKinney. This perfectly designed home features 4 beds, 3.1 baths, study, media room, oversized laundry room, and a large walk-in pantry. The open floor plan with natural light offers the perfect setting for entertaining. The kitchen is a chef's dream with large island, additional serving area, built in wine refrigerator, gas range, and large granite sink. The Master Suite opens**

up to a true spa-like Master Bath. The inviting covered patio and huge backyard are perfect for entertaining friends or relaxing at home.

Public Driving

Directions:

Private Rmks:

See GPS. Property is located near the intersection of Coleman St and Coleman Rd.

Construction completion - end of May. Agent is related to seller. Buyers and Buyers agent to confirm all info listed here within.

Financial Information

Loan Type: **Treat As Clear**

Bal:

Payment:

Agent/Office Information

SUB: **0 - %**

CDOM:

DOM:

LD: **04/28/2022**XD: **10/01/2022**

BAC: **2.5 - %**

VAR:

List Type: **Exclusive Right To Sell**

List Off: [Phillips Realty Group & Assoc \(PRGA01C\) 214-432-4416](#)

LO Fax:

Brk Lic: **0566064**

LO Addr: **3128 Hudson Crossing #E-4 McKinney, Texas 75070**

LO Email: prgclosings@gmail.com

List Agt: [Jeana Caton \(0739679\) 972-322-5753](#)

LA Cell: **972-322-5753** LA Fax:

LA Email: jcatonrealestate@gmail.com

LA Othr:

LA/LA2 Texting: **Yes/**

LA Website:

LO Sprvs: **Justin Phillips (0566064) 214-432-4416**

Showing Information

Keybox #:

Keybox Type: **Supra**

Seller Type: Builder

Show Instr:

Occupancy: **Vacant**

Open House:

Prepared By: Jeana Caton Phillips Realty Group & Assoc on 04/28/2022 16:59