

CENTURY 21[®]

Judge Fite Company



6009 SETTLEMENT WAY

MCKINNEY, TX 75070



\$1,850,000



4,586 sqft



4 beds



5 baths

DESCRIPTION

Experience timeless architectural elegance in this one-of-a-kind custom single-story estate, perfectly positioned with panoramic views of the 18th fairway at the renowned TPC Craig Ranch Golf Course. From the moment you arrive, the striking curb appeal and expansive wrap-around screened patio set the stage for refined living. Inside, exquisite craftsmanship is showcased at every turn—custom millwork, soaring ceilings, ornate moldings, and a 50-year roof reflect an uncompromising commitment to quality. The heart of the home is the oversized chef's kitchen, featuring granite countertops, dual dishwashers, a large working island, butler's pantry, wet bar, and commercial-grade appliances with seamless access to the outdoor kitchen and entertaining patio. The primary suite is a sanctuary of sophistication with a spa-inspired bath featuring marble finishes, a Bain Ultra soaking tub, walk-through shower, dual WC, and his-and-her closets and a bonus room. Each secondary bedroom offers en suite luxury for family or guests. Designed for both grand entertaining and intimate daily living, this masterfully built home blends indoor and outdoor spaces effortlessly. Enjoy mornings on the patio with serene golf course views, or host unforgettable gatherings against the backdrop of Craig Ranch's most coveted setting on the 18th!

PROPERTY TYPE: Residential - Single Family Residence
MLS STATUS: Pending
MLS: 21061115
YEAR BUILT: 2006
COUNTY: Collin
TRACT OR SUBDIVIION: Settlement At Craig Ranch The
LIST DATE: 09/18/2025

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800.451.8055

AREA:
SQUARE FEET: 4,586
TOTAL BEDS: 4
FULL BATHS: 4
HALF BATHS: 1
ACRES: 0.41
LOT SIZE (SQFT): 17,859

INTERIOR FEATURES

KITCHEN:

- SatelliteDish

FIREPLACE:

- Decorative
- FamilyRoom
- Gas
- GasLog
- GasStarter
- Outside
- RaisedHearth
- Stone
- WoodBurning

FLOOR COVERINGS:

- Carpet
- Travertine

APPLIANCES:

- BuiltInGasRange
- BuiltInRefrigerator
- ConvectionOven
- DoubleOven
- Dishwasher
- ElectricOven
- Disposal
- GasWaterHeater
- IceMaker
- Microwave
- VentedExhaustFan
- WarmingDrawer
- WaterPurifier

WINDOWS:

- Shutters
- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

STYLE: ● FrenchProvincial ● Traditional ● Detached	PARKING: ● AlleyAccess ● DoorSingle ● Driveway ● EpoxyFlooring ● ElectricVehicleChargingStations ● Garage ● GarageDoorOpener ● Oversized ● GarageFacesRear ● WorkshopInGarage	LOT DESCRIPTION: ● BacksToGreenbeltPark ● Greenbelt ● Landscaped ● NativePlants ● OnGolfCourse ● Subdivision ● SprinklerSystem ● FewTrees
ROOF TYPE: ● Composition ● Other ● Synthetic	YARD/GROUNDS: ● Awnings ● BuiltInBarbecue ● Barbecue ● DogRun ● Lighting ● OutdoorGrill ● OutdoorKitchen ● OutdoorLivingArea ● RainGutters	SIDING: ● Rock ● Stone
POOL TYPE: ● None	FOUNDATION: ● Other ● Slab	FENCING: ● WroughtIron

UTILITIES

HEATING/COOLING: ● Central	UTILITIES: ● CableAvailable ● ElectricityAvailable ● NaturalGasAvailable ● SewerAvailable ● SeparateMeters ● UndergroundUtilities ● WaterAvailable
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ADDITIONAL PROPERTY DETAILS

AMENITIES:

- WetBar
- BuiltInFeatures
- CedarClosets
- Chandelier
- DecorativeDesignerLightingFixtures
- DoubleVanity
- GraniteCounters
- HighSpeedInternet
- KitchenIsland
- MultipleMasterSuites
- OpenFloorplan
- Pantry
- WiredForData
- WalkInClosets
- WiredForSound

SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- FireAlarm

COMMUNITY:

- Park
- TrailsPaths
- Curbs
- Sidewalks

LISTED BY: Zak Anderson 

PHONE: 972.292.8033

BROKERED BY: Compass RE Texas, LLC