

\$305,000 - 2601 Melanie Drive, Anna

MLS® #20658676

\$305,000

4 Bedroom, 2.00 Bathroom, 1,748 sqft

Residential on 0.16 Acres

Tara Farms 4, Anna, TX

REDUCED REDUCED REDUCED!!!! USE THE FREE SOLAR!! SOLAR SYSTEM IS PAID IN FULL!! REAP THE REWARDS OF LOW LOW LOW ELECTIC BILLS!! SOLAR EVEN HAS BATTERIES!! Welcome home to this newly renovated home in the sought after addition of Tara Farms in Anna. This 4-bedroom 2-bathroom home has been fully painted and features an updated kitchen with new white cabinetry and granite counters, Carrera marble vanities in bathrooms, flooring, NEW double hung Pella windows, NEW insulated garage door, climate-controlled garage with independent mini split AC and heater, roof, FULL SPRAY FOAM in attic, storm doors front and back and so much more!

Did i mention this home has a TESLA solar system with batteries which is PAID IN FULL!! The buyer reaps the full reward!! You will not want to miss this deal. The solar system is paid in full and will transfer to the new owner which includes batteries to operate the home during an outage. The system features Storm Watch technology which reserves energy when a storm is predicted. The total Electric bill for June 2024 was \$95.37, of which \$40 is the base fee charged by the provider. YOU MUST SEE THIS HOME!!!



Built in 2004

Essential Information

Days on Market 487

Cumulative Days on Market	264
HOA	None
MLS® #	20658676
Price	\$305,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,748
Acres	0.16
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Community Information

Address	2601 Melanie Drive
Subdivision	Tara Farms 4
City	Anna
County	Collin
State	TX
Zip Code	75409-5310

Amenities

Utilities	All Weather Road, Cable Available, City Sewer, City Water, Electricity Connected
# of Garages	2
Garages	Garage Faces Front

Interior

Interior Features	Cable TV Available, Decorative Lighting, Eat-in Kitchen, Granite Counters
Heating	Active Solar, Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Wood Burning

Exterior

Lot Description	Subdivision
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Roof	Composition
Construction	Brick
Foundation	Slab

Listing Details

Listing Agent	Ronnie Sterling
Listing Office	Regal, REALTORS

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