

# \$364,215 - 1209 Huntington Drive, Anna

MLS® #20661469

## \$364,215

3 Bedroom, 2.10 Bathroom, 2,059 sqft  
Residential on 0.15 Acres

Anna Ranch, Anna, TX

Brand new, energy-efficient home available NOW! Enjoy dinner outside on the Fitzhugh’s covered back patio. Indoors, the open concept kitchen flows seamlessly into the family and dining rooms. The versatile flex space makes a great study or game room and storage helps put everything in its place. Escape the bustle of the city without being too far from the action. Beat the summer heat at the neighborhood amenity center complete with a pool and playground. Zoned for Anna ISD, Anna Ranch offers five unique floor plans to fit your family’s lifestyle. We also build each home with innovative, energy-efficient features that cut down on utility bills so you can afford to do more living.\* Each of our homes is built with innovative, energy-efficient features designed to help you enjoy more savings, better health, real comfort and peace of mind.



Built in 2024

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 484       |
| Cumulative Days on Market | 162       |
| HOA                       | Mandatory |
| HOA Fees                  | \$575     |
| HOA Fees Frequency        | Annually  |
| MLS® #                    | 20661469  |
| Price                     | \$364,215 |
| Bedrooms                  | 3         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.10                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,059                   |
| Acres          | 0.15                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Closed                  |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1209 Huntington Drive |
| Subdivision | Anna Ranch            |
| City        | Anna                  |
| County      | Collin                |
| State       | TX                    |
| Zip Code    | 75409-                |

### Amenities

|              |                                              |
|--------------|----------------------------------------------|
| Utilities    | Individual Gas Meter, Individual Water Meter |
| Features     | Community Pool, Greenbelt, Playground        |
| # of Garages | 2                                            |
| Garages      | Garage                                       |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Cable TV Available, High Speed Internet Available, Smart Home System |
| Specialty Rooms   | Bedroom, Bonus Room, Laundry                                         |
| Floors            | Carpet, Ceramic Tile, Luxury Vinyl Plank                             |
| Heating           | Electric, ENERGY STAR Qualified Equipment, Heat Pump                 |

### Exterior

|              |             |
|--------------|-------------|
| Roof         | Composition |
| Construction | Brick       |
| Foundation   | Slab        |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Agent  | Patrick Mcgrath       |
| Listing Office | Meritage Homes Realty |

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