

\$575,000 - 274 Pecan Hollow Circle, Anna

MLS® #20817154

\$575,000

4 Bedroom, 2.10 Bathroom, 2,552 sqft

Residential on 1.48 Acres

Pecan Hollow, Anna, TX

This stunning and meticulously cared-for home sits on just under 1.5 acres of beautifully maintained land, offering both privacy and space. From the moment you enter, you are greeted with handscraped hardwood floors throughout the main living areas, exuding warmth and character. To the right of the entry, the formal dining room opens to the spacious family room, featuring a corner brick and stone fireplace that serves as the room's focal point. The open layout continues into the adjacent breakfast room and kitchen, creating an effortless flow for daily living and entertaining.

The kitchen is a chef's dream, equipped with granite countertops, elegant glass subway tile, stainless steel appliances, and a large stainless steel undermount sink. It's designed to be both functional and stylish. The primary bedroom offers a tranquil retreat with a tray ceiling and spectacular views, along with access to the back patio for serene outdoor moments. The spacious primary bath is complete with a large frameless shower, separate garden tub, dual sinks, granite countertops, and a walk-in closet for ample storage.

The home offers two additional secondary bedrooms that share a well-appointed bathroom, and the 4th bedroom is currently utilized as an office. There is also a convenient powder bath for guests. Upstairs, a generously



sized bonus room provides additional space for entertainment or relaxation. The full-sized laundry room includes cabinetry for extra storage and a sink for convenience.

Step outside to the large back patio, where you'll find a custom swing and breathtaking views of the expansive property. This home also boasts a workshop with dual entrances, a chicken coop, a fire pit, and a solar screen field designed to minimize energy costs. Plantation shutters throughout and epoxy flooring in the garage are just a few of the added touches that enhance this home's appeal. Don't miss the opportunity to see this exceptional property – it truly is a must-see!

Built in 2007

Essential Information

Days on Market	284
Cumulative Days on Market	8
HOA	None
MLS® #	20817154
Price	\$575,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,552
Acres	1.48
Year Built	2007
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	274 Pecan Hollow Circle
Subdivision	Pecan Hollow

City	Anna
County	Collin
State	TX
Zip Code	75409-6296

Amenities

Utilities	Aerobic Septic, Co-op Water
# of Garages	2
Garages	Garage, Epoxy Flooring, Garage Faces Side

Interior

Interior Features	Cable TV Available, High Speed Internet Available
Kitchen	Breakfast Bar, Built-in Cabinets, Natural Stone/Granite Type, Walk-in Pantry
Bedroom / Bathroom	Ceiling Fan(s), Dual Sinks, Garden Tub, Separate Shower, Split Bedrooms, Walk-in Closet(s)
Specialty Rooms	Bedroom, Breakfast Room, Game Room
Floors	Carpet, Ceramic Tile, Wood
Heating	Central, Electric
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick, Wood Burning

Exterior

Exterior Features	Covered Patio/Porch, Rain Gutters, Fire Pit
Lot Description	Lrg. Backyard Grass, Many Trees
Roof	Composition
Construction	Brick, Stone Veneer, Siding
Foundation	Slab

Listing Details

Listing Agent	Sherri Burlison
Listing Office	Pinnacle Realty Advisors

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