

# \$3,000 - 1216 Lavinola Lane, Anna

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MLS® #20867228

**\$3,000**

4 Bedroom, 3.10 Bathroom, 2,346 sqft

Residential Lease on 0.13 Acres

Anacapri, Ph 1b, Anna, TX

Welcome to this stunning brand-new Megatel home in the highly sought-after AnaCapri community in Anna! This spacious two-story home offers 4 bedrooms, 3 full baths and a half bath, with two primary suites—one on each level for ultimate flexibility. The open-concept kitchen boasts quartz countertops, a gas cooktop, stainless steel appliances, ample cabinetry, a large island and a pantry—perfect for entertaining! The wood-like tile flooring flows beautifully through the kitchen and living areas. Upstairs, you'll find a game room and three spacious bedrooms with walk-in closets. Step outside to a covered patio and enjoy your private backyard retreat. Nestled in AnaCapri, a premier master-planned community, residents will soon enjoy Lagoon Life, top-tier amenities and proximity to excellent Anna ISD schools—including a brand-new elementary school opening just down the street this fall! Don't miss this opportunity to own a wonderful home in one of the fastest-growing cities in the area! Schedule your tour today! No smoking anywhere on property. Pets are case by case.



Built in 2024

## Essential Information

Days on Market 230

Cumulative Days on Market 36

|                |                         |
|----------------|-------------------------|
| HOA            | Mandatory               |
| MLS® #         | 20867228                |
| Price          | \$3,000                 |
| Bedrooms       | 4                       |
| Bathrooms      | 3.10                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,346                   |
| Acres          | 0.13                    |
| Year Built     | 2024                    |
| Type           | Residential Lease       |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1216 Lavinola Lane |
| Subdivision | Anacapri, Ph 1b    |
| City        | Anna               |
| County      | Collin             |
| State       | TX                 |
| Zip Code    | 75409-             |

### Amenities

|              |                                                                                                                                                    |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Cable Available, City Sewer, City Water, Co-op Electric, Community Mailbox, Concrete, Curbs, Individual Gas Meter, Natural Gas Available, Sidewalk |
| Features     | Jogging Path/Bike Path, Curbs, Sidewalks                                                                                                           |
| # of Garages | 2                                                                                                                                                  |
| Garages      | Garage Door Opener, Garage Faces Front                                                                                                             |

### Interior

|                    |                                                                                                                 |
|--------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features  | Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s) |
| Kitchen            | Breakfast Bar, Built-in Cabinets, Kitchen Island, Natural Stone/Granite Type, Pantry, Water Line to             |
| Bedroom / Bathroom | Dual Sinks, Ensuite Bath, Linen Closet, Split Bedrooms, Walk-in Closet(s)                                       |
| Specialty Rooms    | Bedroom, Game Room                                                                                              |

|              |                                      |
|--------------|--------------------------------------|
| Utility Room | Drip/Dry Area, Separate Utility Room |
| Floors       | Carpet, Ceramic Tile, Simulated Wood |
| Heating      | Central, Electric                    |

## Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Covered Patio/Porch, Rain Gutters                                            |
| Lot Description   | Interior Lot, Landscaped, Lrg. Backyard Grass, Sprinkler System, Steep Slope |
| Roof              | Composition                                                                  |
| Construction      | Brick                                                                        |
| Foundation        | Slab                                                                         |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Agent  | Lisa Biddle |
| Listing Office | EXP REALTY  |

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