

# \$375,000 - 1248 Carinna Drive, Anna

MLS® #20871149

## \$375,000

4 Bedroom, 3.00 Bathroom, 1,942 sqft  
Residential on 0.18 Acres

Anna Crossing Ph 2, Anna, TX

Step into this stunning 4-bedroom, 3-bathroom home at 1248 Carinna Drive, Anna, TX, where modern upgrades and prime location come together! Extensive builder upgrades throughout give this home a true model home feel. The versatile en suite 4th bedroom is perfect for a guest room, playroom, or home office, offering flexibility to fit your lifestyle. Entertaining friends and family is effortless with the home's open layout, seamlessly connecting the spacious living area to the large kitchen island, making it the heart of the home. Located near major highways for easy commuting, this home is also in a vibrant community featuring a pool & splash pad, two playgrounds, and scenic walking & biking trails. Plus, it's within walking distance to both the elementary and middle schools. Don't miss out on this exceptional opportunity—schedule your showing today!



Built in 2020

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 227       |
| Cumulative Days on Market | 5         |
| HOA                       | Mandatory |
| HOA Fees                  | \$600     |
| HOA Fees Frequency        | Annually  |
| MLS® #                    | 20871149  |
| Price                     | \$375,000 |
| Bedrooms                  | 4         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 1,942                   |
| Acres          | 0.18                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Closed                  |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1248 Carinna Drive |
| Subdivision | Anna Crossing Ph 2 |
| City        | Anna               |
| County      | Collin             |
| State       | TX                 |
| Zip Code    | 75409-0467         |

### Amenities

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Utilities    | City Sewer, City Water, Co-op Electric, Curbs, Community Mailbox |
| Features     | Community Pool, Jogging Path/Bike Path, Playground               |
| # of Garages | 2                                                                |
| Garages      | Driveway, Garage, Garage Faces Front                             |

### Interior

|                    |                                                                                                                                                         |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features  | Cable TV Available, Decorative Lighting, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan |
| Kitchen            | Built-in Cabinets, Dual Sinks, Eat-in Kitchen, Granite/Granite Type Countertop, Kitchen Island, Natu                                                    |
| Bedroom / Bathroom | Ceiling Fan(s), Ensuite Bath, Garden Tub, Walk-in Closet(s)                                                                                             |
| Specialty Rooms    | Second Master Bdrm, Bedroom, Laundry                                                                                                                    |
| Floors             | Carpet, Luxury Vinyl Plank, Tile                                                                                                                        |
| Heating            | Central, ENERGY STAR Qualified Equipment                                                                                                                |
| Fireplaces         | None                                                                                                                                                    |

### Exterior

|                 |              |
|-----------------|--------------|
| Lot Description | Interior Lot |
| Roof            | Composition  |

|              |       |
|--------------|-------|
| Construction | Brick |
| Foundation   | Slab  |

**Listing Details**

|                |                |
|----------------|----------------|
| Listing Agent  | Calvin Strain  |
| Listing Office | INC Realty LLC |

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