

\$310,000 - 1313 Crescent View Drive, Anna

MLS® #20883112

\$310,000

3 Bedroom, 2.00 Bathroom, 1,467 sqft

Residential on 0.13 Acres

Avery Pointe Estates #1, Anna, TX

Don't miss out on calling this wonderful home and community yours! The open floor plan makes entertaining a dream. If you are or want to become a master grill chef, you will love the covered patio right off the kitchen. You'll be grilling and chillin' as you watch your culinary masterpiece finish cooking, along with your favorite show or game on the wall-mounted patio TV. On rainy days, cuddle up on your couch and binge your favorite show while your fireplace is crackling in the background with a mere flick of a switch. At the end of the night, retreat to your primary suite to relax and unwind. The secondary bedrooms would be fantastic for children or as an office and gym. When the summer heat hits, you'll love cooling off at the community pool or splash pad. Bring back some nostalgia by playing H.O.R.S.E on the basketball court. Oops, did you run out of cream for your coffee, no worries, Brookshires and other shopping are minutes away! The home features upgraded chandeliers and wall treatments in both the living room and primary bedroom, a Culligan 5-stage under-sink water filter, Culligan water softener, automatic sprinklers, gutters and a backyard shed. The community offers a Pool with a covered outdoor kitchen, 2 covered picnic pavilions, basketball court, playground and splash pad and well-maintained sidewalks for evening strolls. The kitchen is equipped with plenty of countertop space, a gas range, an over-range microwave, dishwasher, walk-in pantry and dining nook. The backdoor has a small



automatic pet door that works off the pet's microchip. All the windows in the house have blinds. The laundry room has built-in shelves and can accommodate full-size washer and dryer.

The home is less than 2 miles from 75, 13 miles to 75 & 380, and 20 miles to 75 & 121SRT.

Built in 2017

Essential Information

Days on Market	215
Cumulative Days on Market	33
HOA	Mandatory
HOA Fees	\$325
HOA Fees Frequency	Semi-Annual
MLS® #	20883112
Price	\$310,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,467
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Closed

Community Information

Address	1313 Crescent View Drive
Subdivision	Avery Pointe Estates #1
City	Anna
County	Collin
State	TX
Zip Code	75409-

Amenities

Utilities	Cable Available, City Sewer, City Water, Community Mailbox, Curbs, Electricity Connected, Individual Gas Meter, Individual Water Meter, Natural Gas Available, Sidewalk, Underground Utilities
Features	Community Pool, Curbs, Park, Playground, Pool, Sidewalks, Other, Greenbelt
# of Garages	2
Garages	Concrete, Driveway, Garage, Garage Door Opener, Garage Faces Front, 2-Car Single Doors

Interior

Interior Features	Cable TV Available, Chandelier, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s), Paneling
Appliances	Other
Kitchen	Eat-in Kitchen, Granite/Granite Type Countertop, Pantry, Walk-in Pantry
Bedroom / Bathroom	Ensuite Bath
Specialty Rooms	Bedroom, Breakfast Room, Master Bathroom
Floors	Carpet, Ceramic Tile
Heating	Central, Fireplace(s), Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Gas Starter, Glass Doors

Exterior

Exterior Features	Covered Patio/Porch, Rain Gutters, Storage
Lot Description	Subdivision
Roof	Composition
Construction	Brick, Siding, Wood
Foundation	Slab

Listing Details

Listing Agent	Susan Thompson
Listing Office	Fathom Realty

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