

\$679,999 - 3217 Rolling Meadow Drive, Anna

MLS® #20885778

\$679,999

6 Bedroom, 5.10 Bathroom, 3,945 sqft

Residential on 0.23 Acres

Villages Of Hurricane Creek Ph I, The, Anna, TX

Upgrades Galore!!! This is NOT your average base price home! Luxury Meets Function in This Immaculate Anna Home! Wait until you see the inside where thoughtful upgrades, with safety in mind and timeless design come together in this stunning 6 bedroom, 5.5 bathroom home with a 3-car garage. Just 4 years old, this home is loaded with \$57K in builder upgrades AND over \$100K in premium aftermarket additions (please check transaction desk for full list of updates!) Truly better than new and wired to be EXTREMELY smart! 2 Primary bedroom suites downstairs and a primary suite upstairs as well! Mohawk Laminate Flooring throughout primary floor. You™ll love the expansive layout featuring a dedicated study, game room and media room, offering space for work, play and everything in between. The chef™s kitchen with Level 3 Silestone Quartz flows beautifully into an open concept living area, perfect for entertaining. Electric, smart shades on primary floor will make your life so much easier & brighter!

Available for showings April 18th

Step outside to your private entertaining space. This homeowner spared no expense! The oversized patio has been enclosed with custom bifold doors and upgraded screens, creating the ultimate indoor outdoor living space. The huge backyard offers plenty of room to relax or play.



Major home upgrades include: 10kW REC Solar Panel System with 25-year warranty, 18kW Generac Whole-House Generator, Crimsafe Security Screens on windows and doors, Custom 48K Twin Tank Water Softener System & RO filtration, Norman ELECTRIC window shades, Ring security system, and more!

All of this is tucked into a peaceful neighborhood surrounded by nature, with an easy commute via US-75 just minutes away. This is not just a home but a place to grow as a lifestyle upgrade.

Schedule your private tour today and come see what forever looks like.

Built in 2021

Essential Information

Days on Market	215
Cumulative Days on Market	38
HOA	Mandatory
HOA Fees	\$1,080
HOA Fees Frequency	Annually
MLS® #	20885778
Price	\$679,999
Bedrooms	6
Bathrooms	5.10
Full Baths	5
Half Baths	1
Square Footage	3,945
Acres	0.23
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	3217 Rolling Meadow Drive
Subdivision	Villages Of Hurricane Creek Ph I, The

City	Anna
County	Collin
State	TX
Zip Code	75409-3645

Amenities

Utilities	City Sewer, City Water
# of Garages	3
Garages	Garage, Garage Door Opener, Garage Faces Front

Interior

Interior Features	Cable TV Available, Decorative Lighting, Eat-in Kitchen, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Smart Home System, Second Primary Bedroom
Bedroom / Bathroom	Ceiling Fan(s), Dual Sinks, Ensuite Bath, Walk-in Closet(s)
Specialty Rooms	Second Master Bdrm, Bedroom, Breakfast Room, Game Room, Media Room, Office
Floors	Carpet, Ceramic Tile, Luxury Vinyl Plank
Heating	Central, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Wood Burning

Exterior

Exterior Features	Covered Patio/Porch, Lighting
Lot Description	Interior Lot, Landscaped, Lrg. Backyard Grass, Sprinkler System, Subdivision
Roof	Composition
Foundation	Slab

Listing Details

Listing Agent	Amanda Rivard
Listing Office	JPAR - Plano

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Listing information last updated on October 29th, 2025 at 6:31pm CDT