

# **\$309,900 - 1116 Fulbourne Drive, Anna**

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MLS® #20900011

**\$309,900**

3 Bedroom, 2.00 Bathroom, 1,852 sqft

Residential on 0.14 Acres

West Crossing Ph 5, Anna, TX

VA ASSUMABLE LOAN AT 2.75%. HOME IS 0% DOWN USDA ELIGIBLE. SELLER IS MOTIVATED. Welcome to this beautifully maintained 3-bedroom, 2-bath home in the highly sought-after West Crossing community in Anna, Texas. Zoned for the new Hendricks Elementary school opening the 25-26 school year and near the sought-after Anna High and Slayter MS, you'll be well situated in Anna ISD. Featuring spacious bedrooms and a functional floorplan, this home offers comfort and style throughout. The updated eat-in kitchen includes modern finishes and room for a large dining table, while the wood-look laminate floors add warmth and durability to the main living areas. Enjoy outdoor living on the extended back patio porch, ideal for relaxing or entertaining. West Crossing offers a wide range of community amenities, including a resort-style pool, clubhouse, parks, trail system, playgrounds, pickleball and tennis courts, basketball courts, ball fields, splash pad, and even a skate park. It's a neighborhood designed for connection, recreation, and fun. Located just minutes from Hwy 75, you'll enjoy the charm of a rural lifestyle with easy access to Sherman, McKinney, Frisco, Dallas, and more. This home offers tastesful design, a great location, and a welcoming and growing community with many amenities offered by the City of Anna, this home truly has it all.



Built in 2017

## Essential Information

|                           |                         |
|---------------------------|-------------------------|
| Days on Market            | 199                     |
| Cumulative Days on Market | 87                      |
| HOA                       | Mandatory               |
| HOA Fees                  | \$300                   |
| HOA Fees Frequency        | Semi-Annual             |
| MLS® #                    | 20900011                |
| Price                     | \$309,900               |
| Bedrooms                  | 3                       |
| Bathrooms                 | 2.00                    |
| Full Baths                | 2                       |
| Square Footage            | 1,852                   |
| Acres                     | 0.14                    |
| Year Built                | 2017                    |
| Type                      | Residential             |
| Sub-Type                  | Single Family Residence |
| Style                     | Traditional             |
| Status                    | Closed                  |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1116 Fulbourne Drive |
| Subdivision | West Crossing Ph 5   |
| City        | Anna                 |
| County      | Collin               |
| State       | TX                   |
| Zip Code    | 75409-5154           |

## Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Utilities    | Cable Available, City Sewer, City Water, Curbs |
| Features     | Community Pool                                 |
| # of Garages | 2                                              |
| Garages      | Driveway, Garage, Garage Door Opener           |

## Interior

|                    |                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features  | Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Walk-In Closet(s) |
| Kitchen            | Built-in Cabinets, Eat-in Kitchen, Granite/Granite Type Countertop, Kitchen Island, Natural Stone/Gr                                    |
| Bedroom / Bathroom | Ceiling Fan(s), Dual Sinks, Ensuite Bath, Walk-in Closet(s)                                                                             |

|                 |                                    |
|-----------------|------------------------------------|
| Specialty Rooms | Bedroom, Breakfast Room            |
| Floors          | Carpet, Ceramic Tile               |
| Heating         | Central, Fireplace(s), Natural Gas |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Gas, Gas Starter, Living Room      |

## Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | Rain Gutters                               |
| Lot Description   | Interior Lot, Landscaped, Sprinkler System |
| Roof              | Composition                                |
| Construction      | Brick                                      |
| Foundation        | Slab                                       |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Agent  | David Hatch         |
| Listing Office | Redline Realty, LLC |

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