

# 10K in Flex Cash! Small-town Charm with Big-city Amenit

**469-916-1222**

2707 Jackson Drive  
Melissa, Texas 75454

**Price: \$440,000.00** **Size: 2351 SqFt**

**4 Beds 3 Baths Single Family House**

**Taxes: \$ 0.00**

**Schools:** Melissa ISD

For more information:  
<http://www.teamathey.com/>



## Property Description

Welcoming covered front porch greets you and your guests in this master-planned neighborhood in rapidly-growing Melissa. Small-town charm with big-city amenities! Strategic growth plans for Melissa are in place with intentional focus on the A-rated new schools. Melissa boasts a lower property tax rate and the high school recently unveiled a 10,000-seat, \$35 million football stadium. Comfortable and well-maintained 4 bedroom, 3 bath home features an open living, dining, kitchen floor plan. Island kitchen features Corian counters, breakfast bar and SS appliances. Separate formal living and dining areas. Large game room upstairs with a full bath. Split bedrooms. Master features separate vanities, garden tub, and separate shower and walk-in closet. Fenced back yard with covered patio. Pet-friendly across from green belt and gazebo. Easy walk to the pool and school. SELLER IS OFFERING \$10,000 IN FLEX-CASH WITH ACCEPTABLE OFFER!

Buyer and Buyer's Agent to confirm schools, taxes, HOA, measurements and all things important to their needs.

MLS #: 20413468



## RE/MAX Dallas Suburbs, Team Athey

Office Location  
3915 McDermott Rd #100 (map)  
Plano, Texas 75025

**Suzanne Athey**  
**469-916-1222**

