

# Welcome to 1234 StoneStreet Dr.

MLS# 3313858 ~ \$590,000.00



**This one owner designed custom home shines!**

**4 bedrooms and loads of windows welcome your family and friends. Warm by the fireplace in winter, play in the cool woods in summer.**

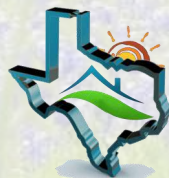
- ◆ A large stone fireplace graces the living area, the kitchen has 42" custom cabinets, Silestone, SS, gas, and open to dining.
- ◆ Dining room will hold the largest gathering, with floor to ceiling windows overlooking your wild woods.
- ◆ The ground floor Master hosts a light, spacious master bath with the closet you've hoped for!
- ◆ 4 Bedrooms, 2 down, with bonus room for your fun.
- ◆ 120V/30Amp hookup on garage for your RV
- ◆ Front porch for morning coffee, rear patio for evening relaxation

*Your retreat close to everything...*

*Welcome Home.*

## Features:

- ◆ 4 Bedrooms
- ◆ 3 Baths
- ◆ **12.07 Acres**
- ◆ Bonus Room up
- ◆ Mostly wooded acres, with trails & meadows
- ◆ Move In Ready



**Hilary Meader, Realtor® GRI**  
**FATHOM REALTY**  
**Direct: 214-585-9383**



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6841 Virginia Pkwy #103-448, McKinney, TX





MLS#:

Anna

75409-7682 LP:

Category: **Residential**  
 Area: **63/1**  
 Subdv:   
 County: **Collin**  
 Parcel ID:   
 Lot:  Block:   
 Multi Prcl: **No**

Type: **RES-Single Famil** Orig LP:   
 Also for Lease: **N**  
 Lease MLS#:  Lst \$ / SqFt: **\$159.9**

Plan Dvlpmnt:  ACRES  
 Legal:   
 MUD Dst: **No** Unexempt Taxes: **\$9,400**

Bedrooms: **4** Tot Baths: **3.0** Liv Areas: **2** Stories: **2**  
 Fireplaces: **1** Full Baths: **3** Dining Areas: **1** Pool: **No**  
 Sec Sys: **No** Half Baths: **0**

SqFt:  / Tax  
 # Gar Spaces: **2**  
 # Carprt Spcs: **1**  
 Acres:   
 HOA: **Mandatory**

Appraiser Name:  Hdcp Am: **No**  
 Yr Built: **2002 / Preowned**  
 Carport Spaces:  Cvrdr Park: **2**  
 Lot Dimen:  Will Subdiv: **No**  
 HOA Dues: **\$24 / Annual**

School Dist: **Anna ISD**  
 Elementary School: **Judy Harlow** Middle School: **Anna** High School: **Anna**  
 Primary School: **Early Childhood Center** Intermediate School:  Junior High School:

**Living Room:** 20 x 17 / 1 **Dining Room:** 22 x 13 / 1  
**Kitchen:** 14 x 12 / 1 **Master Bedroom:** 17 x 15 / 1  
**Breakfast Bar, Built-in Cabinets, Island, Natural Stone/Granite Type, Walk-in Pantry**  
**Bedroom:** 12 x 11 / 1 **Bedroom:** 20 x 12 / 2 **Dual Sinks, Jetted Tub, Linen Closet, Separate Shower, Separate Vanities, Walk-in Closets**  
**Bedroom:** 20 x 12 / 2 **Living Room:** 20 x 14 / 2 **Split Bedrooms, Walk-in Closets**  
**Full Bath:** 14 x 12 / 1 **Full Bath:** 7 x 5 / 1  
**Dual Sinks, Jetted Tub, Separate Shower, Separate Vanities, Solid Surface/Non-Natural Type**  
**Full Bath:** 12 x 5 / 2 **Utility Room:** 8 x 8 / 1 **Built-in Cabinets, Drip/Dry Area, Dryer Hookup- Gas, Full Size W/D Area, Room for Freezer, Separate Utility Room, Sink in Utility, Washer Hookup**  
**Study/Den:** 12 x 12 / 1 **Other:** 11 x 8 / 2

Housing Type: **Single Detached**  
 Style of House: **Traditional**  
 Lot Size/Acreage: **10 Acres to 49.99 Acres**  
 Lot Description: **Acreage, Creek, Heavily Treed, Horses Permitted, Park View, Some Trees, Subdivision**  
 Exterior Features: **Covered Porch(es), Gutters, Patio Open, RV/ Boat Parking, Storage Building**  
 Construction: **Brick, Siding**  
 Foundation: **Slab**  
 Roof: **Composition**  
 Type of Fence: **Barbed Wire, Metal, Partially Fenced, Slick/Smooth Wire**

Parking/Garage: **Garage, Garage Door Opener, Side Street/Utilities:**  
**Aerobic Septic, Asphalt, Co-op Water, Individual Water Meter, No City Services, Outside City Limits, Unincorporated**  
 HOA Includes: **Other**  
 Interior Features: **Decorative Lighting, High Speed Internet Available, Window Coverings**  
 Fireplace Type: **Masonry Box, Stone, Wood Burning**  
 Kitchen Equipment: **Built-in Microwave, Cooktop - Gas, Dishwasher, Disposal, Oven-Electric, Plumbed For Gas in Kitchen, Refrigerator, Water Line to Refrigerator**  
 Alarm/Security: **Smoke Detector**  
 Flooring: **Carpet, Ceramic Tile**  
 Heating/Cooling: **Central Air-Elec, Central Heat-Gas, Heat Pump, Zoned**

Energy Efficiency: **Ceiling Fans, Double Pane Windows, Gas Water Heater, Low E Windows, Programmable Thermostat, Radiant Barrier**  
 Special Notes: **Aerial Photo, Deed Restrictions, Utility Easement, Verify Tax Exemptions**  
 Proposed Financing: **Cash, Conventional**  
 Possession: **Closing/Funding**  
 Showing: **Appointment (Appt Svc only), Centralized Showing Service**

Property Description: **Custom, one owner farmhouse in quiet, clean community. Master down with huge bath and closet; matching bedrooms up with a special bonus room! Secondary living area (with closet) up could be 5th bedroom. Study and one secondary bedroom down for MIL or guests. All bedroom closets are spacious. 13 acres of mostly wooded paradise with trails, meadow areas for a...gazebo or pasture? Watch wildlife from picture windows next to a cozy fireplace in living room with high ceilings. Covered front porch views your orchard for morning coffee, rear patio views your woods for evening tea. Not a thing to fix here, perfect to move in tomorrow! Elem School will be new Judith L Harlow Elementary in Anna Town Sq.**  
**INCLUDES: Refrigerator, sm wood recent storage bldg, 2 plastic storage bins in woods. 220V for RV at garage Hwy 5 N to Anna**

Excludes:  
 Public Driving  
 Directions:  
 Private Remarks:

**HOA requires all outbuildings to be 30' BEHIND home (Red flags in bkyrd show apprx 30' back from house). Livestock allowed, except pigs. Seasonal creek, no flood zone. Jets on master tub may not work. Front fences must be any material EXCEPT wire. Elem School will be new Judith L Harlow Elementary.**

