



**\$268,000**

- Granite Kitchen
- Stainless Steel Appliances
- Neutral Colors
- Radiant Barrier



**3507 Holly Road**

**North Creek II**

**Melissa**

***Shows like a Model! Great Split Bedroom Floor Plan  
Nice Sized Backyard with Covered Patio. Great Community in Melissa ISD!***

- Brick Façade w/Stone Accents and Beautiful Landscaping
- Quaint Arched Porch
- Study is Private with French Doors and has Wood Flooring
- Dining Room has Crown Molding, currently Sitting Rm
- Large, Inviting Family Room has Vaulted Ceiling and Wall of Windows with View of Backyard
- Wood Burning Fireplace with Cast Stone Mantel
- Granite Kitchen, Abundance of Rich Wood Cabinetry
- Peninsula with Breakfast Bar & Large Under Mount Stainless Steel Sink
- Stainless Steel Appliances: Electric Range, Recent Bosch Dishwasher (Silence Plus), Built-in Microwave
- Walk In Pantry
- Charming Breakfast Area
- Utility Room has Shelf & Rod, Tile Flooring
- Huge Master Suite is Vaulted
- Master Bath has Large Vanity with His & Hers Sinks, Framed Mirror, Garden Tub, Separate Shower w Bench & Large WIC
- 3 Secondary Bedrooms
- Full Bath has Dual Sinks
- 16' x 11' Covered Patio with Vaulted Roof
- Large Grassy Yard
- Privacy Fence with Steel Posts
- 2 Car Garage, Workbench & TV
- Floored Attic, Radiant Barrier

**4 Bedrooms / 2 Baths / Family Room / 2 Dining / Study / 2 Car Garage**

MLS:	13817876	Family Room:	19 x 17	Kitchen:	16 x 11	Master Bedroom:	16 x 14
Year Built:	2013	Dining:	12 x 11	Breakfast:	9 x 7	2nd Bedroom:	12 x 11
Square Foot:	2,199/tax	Study:	11 x 11	Utility:	7 x 5	3rd Bedroom:	11 x 11
Lot Size:	0.152 acre					4th Bedroom:	11 x 11

Schools: Melissa ISD    McKillop Elementary    Melissa Ridge Intermediate    Melissa Middle    Melissa High

\*Schools subject to verification through Melissa ISD

**North Creek Amenities: 2 Community Pools, Clubhouse, Workout Area, Playgrounds and Basketball Court**



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