



ASHTON **AW** WOODS.

2502 Lovegrass Lane  
Melissa, TX 75454

**Available**  
January 2021

**SQUARE FT.**  
3,135 sq. ft.    **PRICE**  
\$373,665

**GARAGE**  
 2    **STORIES**  
 2

**BEDROOMS**  
 5    **BATHS**  
 3.5



**WELCOME TO** The Caldwell

Beautiful new Ashton Woods home less than 10 miles from McKinney, minutes from SH-121 and within the amenity-rich, master planned community of Meadow Run in Melissa. This upscale home is perfect for anyone who loves spending time outside because it features two outdoor covered patios perfect for outdoor dining or relaxing. Perfectly situated on a corner lot, this gorgeous all brick exterior home has charming wood window shutters outside and luxury vinyl plank flooring inside. The perfect study/home office/homework room is off the foyer just before the open kitchen-breakfast-family area. This great entertaining space is designed beautifully with a family room mosaic tile fireplace, satin nickel ceiling fan, spacious bar top island, a walk-in storage pantry, Desert Silver Quartz countertops, brass pendant lighting, ebony shaker cabinets, a pull-out waste basket, Arbor matte black Moen faucet, Energy Star Whirlpool stainless steel gas appliances, white mosaic backsplash tile and an undermount single bowl sink. The owner's suite, perfectly placed at the back of the home, features a ceiling fan, vanity, large shower and a grand walk-in closet. The stairs to the second-floor bedrooms, bathrooms, game room and flex room has a gorgeous open railing with metal balusters. All bedrooms have a walk-in closet and even the flex room has a storage closet! If this home doesn't sound perfect already, it also has a 2-car garage, Black bath hardware and a smart home package!

### About Meadow Run 50's

Now Selling! Just north of McKinney, you'll find Ashton Woods' newest master-planned community, Meadow Run. Ideally located in one of the top-rated school districts in the state, Melissa Independent School District, this new home community is perfect for growing families. Future family-friendly amenities include an amenity center with pool, clubhouse, park, playground, basketball court, dog park, pedestrian bridge, and walking trails. Enjoy a close-knit community with all the metropolitan conveniences. All just minutes from US-75 and TX-121. Here, at Meadow Run, you can choose from a variety of floorplans that fit your lifestyle. Then, add your own personalized touches,



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such as granite countertops in the kitchen or upgraded tile flooring in the master. Together, we'll create a home that's a reflection of your personal sense of style. Whether inspired by the family-oriented amenities or the close-knit community feel, you'll love the possibilities at Meadow Run.

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**GARAGE**



**STORIES**



**BEDROOMS**



**BATHS**

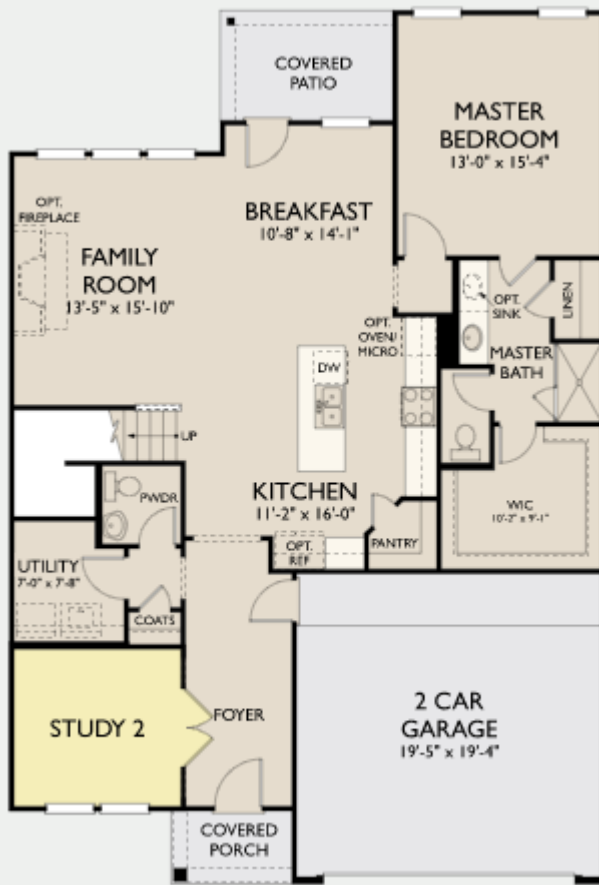


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**AVAILABLE**

**JANUARY 2021**

### First Floor C



### Second Floor C



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