

ASHTON **AW** WOODS.

2217 Grassland Avenue
Melissa, TX 75454

Available
March 2021

SQUARE FT.
1,980 sq. ft. **PRICE**
\$361,490

GARAGE
 3 **STORIES**
 1

BEDROOMS
 4 **BATHS**
 2



WELCOME TO The Bowie

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 charming, 1-story brick home boasts 4 bedrooms, 2 baths and gorgeous finishes like a white mosaic tile family room gas fireplace and Quartz kitchen countertops. Two secondary bedrooms are off the foyer with the other bedroom just before the kitchen and large utility room. The open kitchen-family-breakfast area has abundant natural light and a functional floorplan. A few of the gorgeous kitchen finishes include ebony shaker style cabinetry, Energy Star Whirlpool stainless steel appliances with a built-in wall oven and microwave, an undermount single bowl sink, matte black faucet, a pull-out waste basket, premium backsplash tile, three brass with bronze pendant lights, a storage pantry and an eat-in bar top island. Outdoor entertaining from your spacious backyard covered patio is easy when you have a built-in gas drop. The owner's suite is designed beautifully with an undermount porcelain double sink vanity, soaker tub, walk-in shower with upgraded tile and a sizeable walk-in closet. Other premium features of this home include a 3-car garage, energy efficient lighting, ceiling fan pre-wire, a smart home package with Brilliant 2-gang panel, Ring doorbell, LED disc lighting, black Moen hardware, sprinkler system, dual pane windows, wood vinyl plank flooring and more!

About Meadow Run 60's

Now Selling Phase III! 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 through refined Collections. Just choose the Collection that best reflects your style and the extraordinary life you live. It's that simple. With The Ashton Woods Collections, your home's design isn't just beautiful - it's simply exceptional. 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.

CALL TO LEARN MORE AND REQUEST A TOUR TODAY **972-505-3199**

ASHTONWOODS.COM



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GARAGE



STORIES



BEDROOMS



BATHS



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AVAILABLE

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First Floor B



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