

# INVESTOR HOTLIST PROPERTY #QST-93471

MELISSA, TX 75454

**\$303,341** | 3 BEDS | 2.5 BATHROOMS | 2 CAR GARAGE | 2059 SQUARE FEET



View Online: <http://www.viewlisting.info/93471>  
For Instant Photos: Text 508814 To 415-877-1411



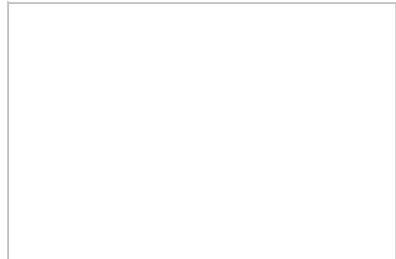
NOTE: Front pic is of property #QST-93471. Others are Sample Pics from #QST-92512 (same floor plan). Updated pics forthcoming...

New subdivision in up-and-coming, well-appreciating, Melissa, TX (just north of McKinney). Well known builder with good quality construction, in a good location (with easy access to Hwy-75), and with investor-friendly pricing (near break-even cash flow which will grow over time). Features a "Flex" room which can easily be used as a Study, Home Office or 4th bedroom!

This property is newly constructed in 2020, and ideally suited for the long-term investor. It fits our investor-friendly / rental-ready profile and located in the up-and-coming suburb of Melissa (in FAST-growth Collin County) - highly likely to appreciate:

- 3-BR, 2.5-Bath, Flex Room or Study or potential 4th BR, 2-Car Garage
- 2,059 sq.ft., single-story home
- Rental-ready, as-is, with ...

- Elevation "G": Brick (all 4 sides) with Stone Trim/Accents
- Weather & Puncture Resistant, Flexible PEX Plumbing
- Built-in Pest Control System
- Spray Foam Insulation w/ Radiant Barrier Roof
- 42" Kitchen Cabinets & Granite Counter-Tops
- WiFi-Connected: Thermostat w/ Humidity Control, RING doorbell, Front & Garage Door Locks
- Stainless Steel Appliances
- Investor Priced w/\$25,500 discount



## AGENT INFORMATION

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## ABOUT DAVID KREBSBACH

**The Quad Star Team**

**Buy, Sell or Invest - we'll help you make  
your Move!**

First, WELCOME to our property website. Hope you enjoy the overview...

### Who We Are:

We are a turn-key, full-service, Texas-licensed REALTOR® team dedicated to helping you get a great deal or a better net price compared to lesser-valued discount sources with hidden fee...