

INVESTOR HOTLIST PROPERTY #QST-92512

MELISSA, TX 75454



\$304,633 | 3 BEDS | 2.5 BATHROOMS | 2 CAR GARAGE | 2059 SQUARE FEET



- Elevation "D": 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 Door Lock
- All Appliances included (Refrig, Stove, Dishwasher, W/D)
- Pre-Lumber Spike, Investor Pricing!

View Online: <http://www.viewlisting.info/92512>
For Instant Photos: Text 814131 To 415-877-1411

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
- Ready to lease, as-is, with all the right features

FEATURES:

> please see the DOCUMENTS tab (at top of this site) for a detailed list of standard features and all included upgrades...

THE NUMBERS:

Base Price: \$307,990 (if no upgrades)
Upgrades: \$15,643
Retail Value: \$323,633
Investor Discounts: \$19,000
Investor Price: \$304,633

NOTE: In addition to the \$19,000 in pricing discounts, if using builder's lender will also pay up to \$10,000 in closing costs!!!!!!!

NOTE: All details are believed to be accurate, but buyer should verify independently.



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...

□ □ Disclaimer: All information deemed reliable but not guaranteed.