



**\$279,900**

- Granite Kitchen
- Stainless Steel Appliances
- Wood Floors
- Recent Interior Paint



**3422 Cedar Ln**

**North Creek II**

**Melissa**

***Shows like a Model! Great Floor Plan with 3 Bedrooms each with Private Full Bath. Nice Sized Backyard with Covered Patio. Great Community in Melissa ISD!***

- Brick Façade w/Stone Accents and Beautiful Landscaping
- Quaint Arched Porch
- Pre Eng Wood Floors in Foyer, Dining Room, Family Room, Kitchen, Breakfast and Study
- Dining Room has Arches & Crown Molding
- Large, Inviting Family Room has Stunning Vaulted Ceiling and View of Backyard
- Study is Private with French Doors and has Ceiling Fan
- Granite Kitchen, Abundance of Rich Wood Cabinetry with Undermount Lighting
- Peninsula with Breakfast Bar & Large Stainless Steel Sink
- Stainless Steel Appliances: Double Ovens, Convection, Cooktop, Dishwasher and Built-in Microwave
- Charming Breakfast Area
- Utility Room has Tile
- Recent Interior Paint with Neutral Colors Throughout
- Huge Master Suite is Vaulted
- Master Bath has Quartz Vanity with His & Hers Sinks, Framed Mirror, Garden Tub, Separate Shower & Large Walk in Closet
- 2 Secondary Bedrooms are Vaulted & each have a Private Full Bath with Framed Mirrors, Quartz Vanities & Tile Floors
- 16' x 11' Covered Patio with Vaulted Roof
- Large Grassy Yard
- BOB Fence with Steel Posts

**3 Bedrooms / 3.5 Baths / Family Room / 2 Dining / Study / 2 Car Garage**

MLS:	13741562	Family Room:	17 x 16	Kitchen:	16 x 13	Master Bedroom:	16 x 14
Year Built:	2015	Dining:	12 x 11	Breakfast:	9 x 8	2nd Bedroom:	14 x 13
SF/Lot Size:	2,234/0.152 ac	Study:	11 x 11	Utility:	7 x 5	3rd Bedroom:	14 x 12

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, Playground and Basketball Court**



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