



**1436 MEADOWBROOK LANE**  
NEVADA, TX 75173



\$465,000



2,331 sqft



4 beds



3 baths

## DESCRIPTION

This charming two-story home features 4 bedrooms and 2.5 baths in roughly 2,331 sq ft of living space in the peaceful community of High Meadow Estates. Sitting on a 1.08-acre lot with no added taxes of PID, MUD or HOA. The heart of the home boasts an open-floor layout with a well-appointed kitchen including an island and eat-in area, flowing into a welcoming living room anchored by a wood-burning fireplace. Upstairs, the primary suite offers a tub, separate vanities and walk-in closet, while three additional generous bedrooms share a full bath. Outside you'll find a 45'x25' detached shop building with roll-up door with power connected —ideal for a workshop, mechanics bay, RV storage, hobby studio, or additional storage. The large lot provides ample space for outdoor recreation, future pool. This is acreage living within reach of Wylie and Rockwall, combining comfort, utility and flexibility.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Pending

**MLS:** 21112123

**YEAR BUILT:** 2005

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** High Meadow Estates Ph I

**LIST DATE:** 11/14/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,331

**TOTAL BEDS:** 4

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.08

**LOT SIZE (SQFT):** 47,044

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- ElectricCooktop
- ElectricOven
- Disposal
- Microwave
- Refrigerator
- Washer

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Farmhouse

### PARKING:

- Driveway

### LOT DESCRIPTION:

- Acreage
- BackYard
- Cleared
- Lawn

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- RainGutters
- Storage

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- None

## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- ElectricityAvailable
- SepticAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- GraniteCounters
- HighSpeedInternet

### SECURITY FEATURES:

- FireAlarm
- 

**LISTED BY:** Ryan Martinez 

**PHONE:** 469.562.7073

**BROKERED BY:** Keller Williams Central