

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2252 COUNTY ROAD 342

MCKINNEY, TX 75071



\$1,195,000



4,700 sqft



8 beds



6 baths

## DESCRIPTION

THIS Property is offered well below appraised value Beautiful single story ranch on 5.97 acres in highly desired Melissa ISD. This unique property offers an 8-bedroom, 5-bath layout totaling approx. 4,700 sq. ft. combined main home and 3 rental homes. Spacious main house features covered decks, an oversized 2-car garage, and a pet kennel with doggie door access. The mother-in-law suite includes a private entry, bath, and garage access—perfect for guests or extended family. Property also includes a 1,200 sq. ft. barn, private gated entry, and a cell tower for added income. Total rental income approx. \$7,700 month from rentals and tower. Ideal for multigenerational living, investors, or anyone seeking country living with income potential—just minutes from top-rated Melissa school

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

**MLS STATUS:** Active

**MLS:** 21133947

**YEAR BUILT:** 1981

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** dew babb surveytract 8

**LIST DATE:** 12/17/2025

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,700

**TOTAL BEDS:** 8

**FULL BATHS:** 6

**HALF BATHS:** 0

**ACRES:** 5.97

**LOT SIZE (SQFT):** 260,053

## INTERIOR FEATURES

### FIREPLACE:

- WoodBurning

### FLOOR COVERINGS:

- LuxuryVinylPlank

### APPLIANCES:

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

### WINDOWS:

- BayWindows

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Ranch
- Farmhouse

### PARKING:

- Covered
- Driveway
- ElectricGate

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- FirePit

### SIDING:

- Brick

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Gate
- Pipe

## UTILITIES

### HEATING/COOLING:

- Central
- Electric
- HeatPump

### UTILITIES:

- ElectricityAvailable
  - ElectricityConnected
  - SepticAvailable
  - SeparateMeters
  - SewerNotAvailable
  - WaterAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- DoubleVanity
- EatInKitchen
- GraniteCounters
- HighSpeedInternet

### SECURITY FEATURES:

- SecuritySystem
  - CarbonMonoxideDetectors
  - SmokeDetectors
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**LISTED BY:** Ron Morgan 

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**BROKERED BY:** Fathom Realty