

# CENTURY 21

Judge Fite Company



## 1451 MEANDRO RIA LANE

FAIRVIEW, TX 75069



\$1,195,000



2,890 sqft



3 beds



3 baths

## DESCRIPTION

Tucked away in the highly sought-after Lovejoy ISD, this beautifully updated 3-bedroom, 2.5-bath home offers the perfect blend of comfort, style, and privacy. The fully remodeled kitchen, 2023, is a true showstopper, featuring all-new appliances, a sleek downdraft vent hood, and modern finishes designed for both everyday living and entertaining. Step outside to your own private retreat—backing to a serene greenbelt and surrounded by mature trees, the backyard provides a peaceful escape rarely found in such a prime location. The pool has been extensively updated and improved in 2025-2026, with a new pump, filters, and cleaner pump, ensuring it's ready for effortless enjoyment year-round. With its thoughtful updates, tranquil setting, and location in one of the area's most desirable school districts, this home offers a unique opportunity for buyers seeking both convenience and a true backyard oasis.

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**800.451.8055**

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

**MLS STATUS:** ActiveUnderContract

**MLS:** 21233772

**YEAR BUILT:** 1981

**COUNTY:** Collin

**TRACT OR SUBDIVIION:** Montecito Estates

**LIST DATE:** 04/17/2026

**AREA:**

**SQUARE FEET:** 2,890

**TOTAL BEDS:** 3

**FULL BATHS:** 2

**HALF BATHS:** 1

**ACRES:** 1.72

**LOT SIZE (SQFT):** 74,792

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom
- WoodBurning

### APPLIANCES:

- DoubleOven
- GasCooktop
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage

### LOT DESCRIPTION:

- Acreage
- InteriorLot
- Landscaped
- ManyTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- FirePit

### SIDING:

- Brick

### POOL TYPE:

- InGround
- Pool
- PoolSpaCombo

### FENCING:

- WroughtIron

## UTILITIES

### HEATING/COOLING:

- Central
- Electric


### UTILITIES:

- Propane
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- KitchenIsland
  - WalkInClosets
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**LISTED BY:** Brooke Puckett 

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**BROKERED BY:** Matlock Real Estate Group