

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2210 WHEATGRASS WAY

MELISSA, TX 75454



\$499,000



2,690 sqft



4 beds



4 baths

## DESCRIPTION

Welcome home to a STUNNING Ashton Woods home full of upgrades. This Grayson Floorplan completed in 2024 offers a glamorous front office with a built in desk, a well-lit open living space and a gorgeous Kitchen featuring Silestone countertops and an eat-in island, perfect for the home chef or entertaining guest. The Spacious Primary bath has dual vanities, a Fully glassed walk-in shower and a separate soaking tub. Upstairs has a huge secondary living space that makes for a relaxing retreat or an awesome game room for the kids. You'll find three sizable bedrooms upstairs as well, each with its own walk-in closet. One of the rooms being exceptionally large with its own private bath, making a great Suite for long-term guest or a family member. The Covered back Patio and a Beautiful front Porch are both great for enjoying the outdoors anytime of day. Truly a thoughtfully designed home set in a beautiful neighborhood.

**PROPERTY TYPE:** Residential - Single Family Residence  
**MLS STATUS:** Active  
**MLS:** 21254402  
**YEAR BUILT:** 2023  
**COUNTY:** Collin  
**TRACT OR SUBDIVIION:** Meadow Run Ph 4  
**LIST DATE:** 05/02/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 2,690  
**TOTAL BEDS:** 4  
**FULL BATHS:** 3  
**HALF BATHS:** 1  
**ACRES:** 0.16  
**LOT SIZE (SQFT):** 6,926

## INTERIOR FEATURES

### FIREPLACE:

- GasLog

### APPLIANCES:

- ConvectionOven
- Dishwasher
- GasCooktop
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Detached

### PARKING:

- Garage

### POOL TYPE:

- None

## UTILITIES

### UTILITIES:

- NaturalGasAvailable
- SewerAvailable
- SeparateMeters
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Aryn Kindle 

### AMENITIES:

**PHONE:** 940.284.5555

- EatInKitchen

**CREATED BY:** Aryn Kindle Realty

- WalkInClosets

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