



# 1009 Pecan Glen Drive

MELISSA, TX 75454

**LEGACY RANCH CLASSIC 60**  
CAROLINA IV FLOOR PLAN

PRICED AT

~~\$730,640~~ **\$612,856****3291**  
SQUARE FEET**4**  
BEDROOMS**3.0**  
BATHROOMS**3**  
CAR GARAGE

**Seller pays \$15K towards closing costs and/or rate buy down.** From the moment you pull up, you'll feel like this home was custom built - with cedar accent details, 3-car garage, modern black coach lights, and an 8' Mahogany front door this beautiful brick & stone two-story really shines! The upgrades to the exterior don't end there, with gutters, lighting, and an extended covered patio in the backyard! The elegant & timeless color palette inside the home is a mix of fashionable rustic stained wood, natural whites, and continued modern matte black fixtures. Cabinet upgrades in every room by the addition of uppers in the Laundry Room, premium kitchen layout, and long pulls installed throughout. The Primary Suite has a massive shower & sitting area for an at-home retreat! There are 2 more bedrooms downstairs, along with a Study & Formal Dining Room. Upstairs holds a Game Room, Media Room, full bath, and a huge Bedroom 4. Much more to see, come tour every day of the week!

