

# Single Family Residence For sale

- 4108 Hydrangea, McKinney, Texas 75071



## Basic Details

Property Type:	<b>Single Family Residence</b>
Listing Type:	<b>For sale</b>
MLS Number:	<b>20496451</b>
Price:	<b>\$899,800</b>
Bedrooms:	<b>4</b>
Bathrooms:	<b>4</b>
Half Bathrooms:	<b>1</b>
Year Built:	<b>2023</b>
Acreage:	<b>0.20 Acre</b>

## Address Map


Country:	<b>USA</b>
State:	<b>TX</b>
County:	<b>Collin</b>
City:	<b>McKinney</b>
Subdivision:	<b>Erwin Farms Ph 3</b>
Zipcode:	<b>75071</b>
Street:	<b>Hydrangea</b>
Street Number:	<b>4108</b>

## Features

✓	Heating System:	<b>Natural Gas, Energy Star Qualified Equipment</b>
✓	Fence:	<b>Wrought Iron</b>
✓	Security:	<b>Burglar, Security System, Smoke Detector(s), Carbon Monoxide Detector(s), Security System Owned</b>

## Additional Info

✓	Utilities:	<b>City water, City sewer, Underground utilities, Individual water meter, Concrete, Curbs, Individual gas meter, Sidewalk, Community mailbox, Natural Gas Available</b>
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	Architectural Style:	Traditional
Association Fee:		\$1,065
Association Fee Frequency:		Annually

Postal Code:	<b>2285</b>
Floor Number:	<b>0</b>
Longitude:	<b>W97° 20' 37.1"</b>
Latitude:	<b>N33° 14' 38.6"</b>

✓ Community Features:	Community pool, Park, Playground, Greenbelt, Perimeter fencing
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Elementary School Name:	<b>Naomi press</b>
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✓ Exterior Features:	Covered Patio/porch, Rain Gutters
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✓ Interior Features:	Decorative lighting, High speed internet available, Built-in Features, Kitchen Island, Pantry, Walk-in Closet(s), Granite Counters, Open Floorplan, Wired For Data
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✓ Flooring:	Carpet, Ceramic tile, Hardwood
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High School Name:	<b>Mckinney North</b>
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List Agent Full Name:	<b>Anne Carrancejie</b>
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List Office Name:	<b>Berkshire HathawayHS PenFed TX</b>
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✓ Lot Features:	Subdivision, Interior lot, Landscaped, Adjacent to greenbelt, Few Trees, Sprinkler System
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Matrix Modified DT:	
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Middle School Name:	<b>Johnson</b>
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Open House Count:	<b>4</b>
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Parcel Number:	<b>R1236000K03301</b>
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✓ Parking Features:	Garage Faces Front, Garage Double Door, Garage Single Door
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School District:	<b>Mckinney isd</b>
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Property Type:	<b>Residential</b>
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✓ Roof:	Composition
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Status:	<b>Active</b>
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Structural Style: **Single detached**

SQFT Gross: **0 Sqft**

SQFT Lot: **8,799.12 Sqft**

Street Suffix: **Drive**

✓ Fireplace Features: **Gas starter, Decorative, Living Room**

Number Of  
Parking Spaces: **0**


Fireplace: **1**


Garage: **0**

## Agent Info



Pam Matlock

 <http://pammatlock.com/>

 469-269-0PAM

 [pam@pammatlock](mailto:pam@pammatlock)

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