



**\$259,900**

- **Corner Lot**
- **1.5 Stor**
- **Granite Kitchen**
- **Game Room Loft**
- **Covered Porch & Patio**



**1102 Kaufman Rd**

**The Villages of Melissa**

**Melissa**

***Stunning Home on Corner Lot with Architectural Accents, Pond & Fountain View!  
Walking Distance to Schools, Community Pool & Parks!***

- Stone & Brick Facade
- Charming Front Porch
- Arch Doorways, Rounded Corners & Vaulted Ceiling
- Foyer w/Architectural Accents
- French Doors open to Study with Crown Molding, Art Niche
- Formal Dining Room with Crown Molding & Chandelier
- Family Room w/Floor to Ceiling Flag Stone Fireplace & Mantle
- Gas Logs & Gas Starter
- Wall of Windows Offering Abundance of Natural Light
- Chic Designer Lighting
- Gourmet Kitchen with Granite
- Tumbled Marble Backsplash
- Huge 6 X 6 Granite Island with Storage and Seating
- Stainless Steel 60/40 Sink
- 4 Burner Gas Cooktop
- Built-in Micro & Double Ovens
- Arched Granite Butler Station
- Granite Desk with Built-ins
- Rich Custom Cabinetry
- Under Mount Lighting
- Large Walk-in Pantry
- Separate Utility with Shelves and Drying Rack– Room for Refrigerator/Free er
- Fabulous Private Master Vaulted with Bay Window
- Corner Jet Tub with Tile Backsplash
- His & Hers Vanities, Separate Shower
- Large Custom Walk-in Closet
- Spacious Secondary Bedrooms with Large Walk-in Closets
- One has Window Seat with Storage
- Game Room/Loft Vaulted with Ceiling Fan & Half Bathroom up
- Neutral Colors and Carpets

**Updates**

- **Recent Paint/Carpet/Blinds**
- **Roof, A/C, Water Heater, Furnace**
- **Sprinkler, Front Door Hardware**

**Villages of Melissa: Community Pool, Playground, Parks, Walking Trails, Ponds with Fountain Feature**

**Description: 3 Bedrooms/ 2.5 Baths/ 2 Living/ 2 Dining/ 2 Car Oversized Garage**

MLS: 13297833	Family Room: 18 x 16	Formal Dining: 10 x 12	Master: 18 x 16/ 1
Subdivision: Village of Melissa	Study: 10 x 10	Kitchen: 17 x 18	Bedroom 2: 14 x 8/ 1
Year Built: 2008	Game Room: 16 x 18/ 2	Utility: 6 x 9	Bedroom 3: 12 x 11/ 1
Sq. Feet: 2600/Bldg Sq Ft	Lot Size: 0.15 acres	Garage: 2 Car	
Schools: Melissa ISD	Elementary: Harry McKillop	Middle: Melissa	Intermediate: Melissa Ridge High: Melissa



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\*Schools subject to verification through Melissa ISD.

