



For Sale on Market

**\$379,999**

Call 7133771022 Today!

## 4414 SILVERWEED LN, MELISSA, TX 75454

3 BEDS, 2 FULL & 1 HALF BATH(S)

Outstanding investor opportunity in a rapidly growing area. This 2024 new construction home is already producing income with a reliable tenant in place through September 30 2026. Currently leased to housing voucher members at 2636 per month this property offers immediate cash flow and peace of mind. The modern floor plan features 3 spacious bedrooms and 2 full bathrooms. The gourmet kitchen is equipped with brand new stainless steel appliances granite countertops and a large center island perfect for modern living. Additional highlights include a covered patio for outdoor enjoyment and a 2 car garage providing ample storage. This is a turnkey addition to any real estate portfolio with the benefits of a newer build and established rental income.

### GENERAL DESCRIPTION

**Subdivision:** Meadow Park  
**Property Type:** Residential - Single Family  
**Bedrooms:** 3  
**Baths:** 2 Full & 1 Half  
**Stories:** 1  
**Garage:** 2 / Attached  
**Style:** Contemporary/Modern  
**Year Built:** 2024  
**Building Sqft:** 1,862 /  
**Lotsize:** 7,380 / EST  
**Maintenance Fee:** \$790 / Annually  
**MLS# / Area:** NTREIS-21207212



Presented By  
**Chad Sayles**

Walzel Properties - Spring

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Listing Broker  
REKonnexion, LLC

4414 Silverweed Ln, Melissa, TX 75454

Visit <https://www.har.com/NTREIS-21207212> for more information