



Legacy Ranch

2312 River Trail
Melissa, TX 75454

PRICED FROM

\$482,990–\$742,990

2,038 – 4,226
SQUARE FEET

3 – 6
BEDROOMS

2 – 5.5
BATHROOMS

2 – 3
CAR GARAGE



You'll love calling Legacy Ranch home in Melissa, TX!

This charming community is conveniently located near the business corridors of Frisco and Plano, yet offers the peaceful vibe of small-town living. Residents enjoy a plethora of activities from the Melissa Sports Complex, Top Golf, or shopping at Lola's Local Market and downtown McKinney.

Conveniently located near Hwy 5 with quick and easy access to 75 and 121, you'll love the peace and tranquility of Legacy Ranch while also enjoying the ease of being in short distance to major cities and attractions. Students will attend the highly acclaimed Melissa ISD.

Discover how Legacy Ranch can be an excellent fit for your family today!





Legacy Ranch

Community Amenities

- Playground
- Trails
- Splash Pad

Local Area Amenities:

- Melissa Sports Complex
- Country Ridge Park and Trails
- Lake Lavon Recreation Area
- Caudalie Crest Farm

Utilities:

- Electric: Reliant 866.222.7100
- Gas: Atmos Energy 888.286.6700
- Water: City of Melissa 972.838.2035
- Internet Providers:
 - AT&T 800.288.2020
 - Optimum 469.558.4739
- Police Department: 972.838.2033
- Fire Department: 972.838.2338

HOA

\$700/year

Vision Community Management

972-612-2303 Ext.3241

Tax

Rate Per \$100

1.92

Schools

District	Melissa ISD
Elementary	Willow Wood Elementary School
Middle	Melissa Middle School
High	Melissa High School

