



# Legacy Ranch Classic 60

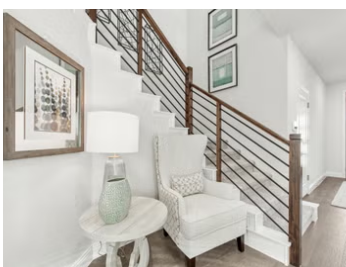
2312 River Trail  
Melissa, TX 75454

**4,065**  
SQUARE FEET

**5**  
BEDROOMS

**4 – 5**  
BATHROOMS

**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 Classic 60

### 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

### HOA

Vision Community Management  
972-612-2303 Ext.3241

### Schools

<b>District</b>	Melissa ISD
<b>Elementary</b>	Willow Wood Elementary School
<b>Middle</b>	Melissa Middle School
<b>High</b>	Melissa High School

