

# \$826,250 - Lot 12 Hillcrest, Franklin

MLS® #25002413

**\$826,250**

4 Bedroom, 3.00 Bathroom, 3,075 sqft

Residential on 2.08 Acres

Other, Franklin, TX

Welcome to The Meadows at Old Hickory Grove—Franklin's newest premier rural subdivision, where tranquility meets modern convenience. This picturesque community offers the perfect blend of privacy & accessibility, with high-speed internet & stunning wooded landscapes with Low 1.14% Tax Rate & No HOA! Happy Houses of Texas proudly presents The Holland plan on 2.08 acres of large rolling hills with ample room to build a shop, barn or pool. This beautiful farmhouse style home will offers 4 bedrooms, 3.5 bathrooms with a game room and exercise room! The plan boasts tall ceilings and an open floor plan with a spacious living room that offer 18 foot ceilings that flows into the kitchen/dining area. The kitchen will be equipped with top of the line stainless steel appliances, quartz counter tops and beautiful custom cabinets! The master bath to feature a huge walk-in shower with gorgeous tile work and 4 shower heads, garden tub, and separate vanities. Come and enjoy quiet county living with low taxes! Need a shop? No Problem! Enchanted Forest is located approximately four miles from Franklin near all of the highly sought after Franklin ISD campuses offering access to metered water service, underground electricities & most of the lots are heavily wooded with beautiful oaks and cedars. Call today to make this house your home & to get a full list of materials, features & finishes. This home is proposed, floor plan and finished can still be selected.



Built in 2025

Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 25002413                |
| Price          | \$826,250               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 3,075                   |
| Acres          | 2.08                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Farmhouse               |
| Status         | Active                  |

Community Information

|             |                  |
|-------------|------------------|
| Address     | Lot 12 Hillcrest |
| Area        | Robertson        |
| Subdivision | Other            |
| City        | Franklin         |
| County      | Robertson        |
| State       | TX               |
| Zip Code    | 77856            |

Amenities

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Available, High Speed Internet Available, Propane, Septic Available, Underground Utilities, Water Available |
| Parking      | Attached, Garage                                                                                                        |
| # of Garages | 2                                                                                                                       |

Interior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior          | Laminate, Tile, Vinyl                                                                                                              |
| Interior Features | Breakfast Area, Ceiling Fan(s), Dry Bar, Kitchen Exhaust Fan, Kitchen Island, Walk-In Pantry                                       |
| Appliances        | Built-In Gas Oven, Cooktop, Dishwasher, Disposal, Microwave, Water Heater, ENERGY STAR Qualified Appliances, Tankless Water Heater |
| Heating           | Central, Gas, Propane                                                                                                              |
| Cooling           | Central Air, Ceiling Fan(s), Electric                                                                                              |

|              |                   |
|--------------|-------------------|
| Fireplace    | Yes               |
| Fireplaces   | Gas, Wood Burning |
| # of Stories | 1                 |
| Stories      | One               |

### **Exterior**

|            |                        |
|------------|------------------------|
| Windows    | Low-Emissivity Windows |
| Roof       | Composition            |
| Foundation | Slab                   |

### **School Information**

|          |          |
|----------|----------|
| District | Franklin |
|----------|----------|

### **Additional Information**

|                |     |
|----------------|-----|
| Days on Market | 248 |
|----------------|-----|

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Agent  | Jamie Prejean      |
| Listing Office | CENTURY 21 Integra |

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