

# \$434,500 - 855 Mimosa Lane, Franklin

MLS® #25010300

**\$434,500**

4 Bedroom, 2.00 Bathroom, 2,066 sqft

Residential on 0.72 Acres

Other, Franklin, TX

This new 4-bedroom, 2-bathroom home sits on nearly three-quarters of an acre in Franklin's Hickory Ridge subdivision. Built with everyday living in mind, it offers an open floor plan, a fireplace, and oversized plank LVP flooring throughout the main spaces.

The kitchen is a real centerpiece with a large island topped in black granite, stainless steel appliances—including a gas range—plus soft-close cabinetry and a clean subway tile backsplash. The primary suite includes a soaking tub, walk-in shower, dual sinks, and a walk-in closet designed for function.

Practical upgrades include a tankless water heater, a spacious utility room with sink and storage, and quality fixtures throughout. Step outside to a wrap-around porch overlooking the lot, ready for evenings with family and friends.

Hickory Ridge is just minutes from downtown Franklin, with light restrictions, no HOA, and zoning to Franklin ISD—one of the most respected school districts in Texas.

Think this might be the place to put down roots? Call today to schedule a showing.

Built in 2025

## Essential Information



|                |                         |
|----------------|-------------------------|
| MLS® #         | 25010300                |
| Price          | \$434,500               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 2,066                   |
| Acres          | 0.72                    |
| Year Built     | 2025                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Farmhouse, Traditional  |
| Status         | Active                  |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 855 Mimosa Lane |
| Area        | Robertson       |
| Subdivision | Other           |
| City        | Franklin        |
| County      | Robertson       |
| State       | TX              |
| Zip Code    | 77856           |

### Amenities

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Utilities    | Electricity Available, High Speed Internet Available, Propane, Septic Available, Water Available |
| Features     | Patio                                                                                            |
| Parking      | Attached Carport                                                                                 |
| # of Garages | 2                                                                                                |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior          | Tile, Vinyl                                                                                                                                            |
| Interior Features | High Ceilings, Ceiling Fan(s), Dry Bar, Kitchen Island, Programmable Thermostat                                                                        |
| Appliances        | Built-In Gas Oven, Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave, Water Heater, ENERGY STAR Qualified Appliances, Tankless Water Heater |
| Heating           | Central, Gas, Propane                                                                                                                                  |
| Cooling           | Central Air, Ceiling Fan(s), Electric                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                    |

|              |       |
|--------------|-------|
| Fireplaces   | Other |
| # of Stories | 1     |
| Stories      | One   |

## Exterior

|                 |                        |
|-----------------|------------------------|
| Lot Description | Level, Open Lot        |
| Windows         | Low-Emissivity Windows |
| Roof            | Composition            |
| Construction    | HardiPlank Type        |
| Foundation      | Slab                   |

## School Information

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

## Additional Information

|                |    |
|----------------|----|
| Days on Market | 33 |
|----------------|----|

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Agent  | James Hammond                               |
| Listing Office | Keller Williams Realty Brazos Valley office |

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