



Nell Barrineau ARB, CRS, SFR
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618 Hilchot—Meridian @ Cane Bay

4 Bedroom—End Unit

- * Primary on 1st Floor
- * 2 Stories
- * 1 Car Garage
- * Screen Porch
- * Fenced Yard
- * Kitchen w/Granite
- * **MLS # 25027466**



NEW Price: \$314,000!

Low Maintenance

Open concept with upgraded flooring, separate dining room, powder room, gas range, built in-microwave, breakfast bar with upgraded countertops - overlooking the family room with a 2 story ceiling for that "open" feeling, - leads to screen porch, oversized patio, great for entertaining/cookouts, firepit, garden beds, a shed and privacy fence! Blinds throughout!



BUILDER Upgrades:

- * Shower Doors in Primary
- * Pull Down Attic Stairs
- * Upgraded Countertops
- * Upgraded Flooring
- * Screen Porch
- * Window Blinds

SELLER Upgrades:

- * Gutters
- * Large Patio
- * Fence
- * Shed
- * Garden Beds
- * Security System Includes Door Bell



Meridian Amenities: Cable TV; Dock Facilities; Lawn Maintenance; Park; Pool; Trash; Walk/Jog Trails

WALK TO: Pool, Pickleball, Play Park ..

PLUS—the amazing Cane Bay Amenities!