



**1717 KATELYNN LANE**

1717 KATELYNN LN, ANNA, TX 75409

**\$375,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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Beautiful and Rare 4 Bedroom home under \$400k on a premium greenbelt lot with standout upgrades - this Anna home delivers major upgrades and move-in-ready value! 2026 updates- NEW Roof, Gutters, 6 windows, Steel Garage Door. Perfectly set on a premium greenbelt lot in Anna Crossing this home offers the ideal blend of comfort, functionality and modern updates and upgrades. Custom Outdoor Covered Living Space and Upgraded Garage you will love! Open Floorplan with Luxury Vinyl Plank flooring designed for everyday living and effortless entertaining.

**Garage Count: 2 Car Garage,**  
**Basement: None,**  
**Garage Description: Garage**

**\$375,000**



The spacious kitchen is a true centerpiece, featuring granite countertops, stainless steel appliances, gas range, subway tile backsplash, abundant cabinetry, and a walk-in pantry for exceptional storage. The seamless flow into the living and dining areas creates a light, inviting space ideal for gatherings. The primary suite downstairs overlooks the serene backyard and greenbelt, providing a quiet retreat. Primary Bathroom with Dual Sink Vanity, Separate Walk In Shower and Walk In Closet. Convenient half bath for guest on the main level. Upstairs features three generous sized secondary bedrooms and two full bathrooms (one is ensuite). Additional storage closet upstairs is 6x6. Enjoy outdoor living year-round on the extended covered patio with stamped concrete, perfect for relaxing or entertaining with the serene greenbelt view. The finished-out garage is a standout feature, complete with epoxy flooring, overhead storage racks that stay with the home, TV Mount, Custom lighting, dedicated wall-mounted AC unit - ideal for workshop, gym, hobby space. Located with easy access to Highway 5, US 75, The Outer Loop, and just minutes from dining and shopping. This home offers exceptional value PLUS sought after upgrades. The one you have been waiting for!



