

\$69,900 - 227 Cannon Lane, Sherman

MLS® #21089244

\$69,900

3 Bedroom, 2.00 Bathroom, 1,216 sqft
Residential on 0.00 Acres

Knollwood MHP, Sherman, TX

Beautifully Maintained Home in Knollwood Village â€” Barely Lived In! This single-owner home was manufactured in 2018, but it wasnâ€™t even occupied until 2019 â€” and half the home has hardly been used! Step inside and youâ€™ll find a bright, open layout designed for both comfort and style. The spacious living room features wood beam accents and a built-in entertainment center with charming shiplap detail, creating a warm and inviting focal point. The kitchen and dining area flow seamlessly together, with a sliding glass door that fills the space with natural light and opens to a second deck â€” perfect for morning coffee or evening relaxation. The stainless-steel refrigerator, GE washer, and dryer all convey with the sale, saving you thousands right off the bat! Your primary suite is a true retreat, complete with a large soaking tub, separate shower, and large walk-in closet. The home is handicap accessible with a newly installed ramp and open floorplan for easy living. This property is also one of the rare lots grandfathered in with a carport â€” meaning youâ€™ll enjoy covered parking for two vehicles without the added lot rent newer sites now require. Located in the welcoming Knollwood Village community, residents enjoy two pools, a basketball court, a community center available for private gatherings, and overflow parking for trailers and boats. Background checks for residents help ensure a peaceful and safe neighborhood. Conveniently located near Sherman Town



Center, youâ€™re just minutes from everyday conveniences like Target and Home Depot, and local favorites such as The Library Bar & Grill. Where else can you live this comfortably, this affordably, and this close to everything? Donâ€™t miss your chance to call this like-new home yours!

Built in 2018

Essential Information

MLS® #	21089244
Price	\$69,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Manufactured Home
Style	Ranch, Traditional
Status	Active

Community Information

Address	227 Cannon Lane
Subdivision	Knollwood MHP
City	Sherman
County	Grayson
State	TX
Zip Code	75092

Amenities

Utilities	All Weather Road, City Sewer, City Water
Features	Club House, Community Pool, Gated, Park, Playground
Garages	Covered, Off Street, Parking Pad, Detached Carport

Interior

Interior Features	Built-in Features, Cable TV Available, Eat-in Kitchen, Flat Screen Wiring,
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High Speed Internet Available, Natural Woodwork, Open Floorplan, Walk-In Closet(s)

Heating Central, Electric

Exterior

Exterior Features Lighting, RV/Boat Parking, Covered Deck

Roof Composition

Construction Vinyl Siding

Foundation Block

School Information

District Sherman ISD

Elementary Percy W Neblett

Middle Piner

High Sherman

Listing Details

Listing Agent Megan Christensen

Listing Office Texas Life Real Estate

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