



7212 Bird Cherry Lane

LITTLE ELM, TX 76227

UNION PARK CLASSIC 60

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$755,429~~ **\$639,000****3430**
SQUARE FEET**5**
BEDROOMS**4.0**
BATHROOMS**2**
CAR GARAGE

The Magnolia II plan exudes elegance with its impressive 8' Front Door, charming front balcony, and classic Brick facade, all set on a spacious lot. This stunning home features 5 bedrooms, 4 baths, and a 2-car garage. Step inside to find a Deluxe Kitchen equipped with high-end stainless steel appliances, Quartz countertops, a glass vent hood, and a generous walk-in pantry, complemented by beautiful Engineered Wood floors. Host gatherings with ease in the Formal Dining area or on the Covered Patio, while the upstairs Game Room and bi-level Media Room provide ideal spaces for relaxation and entertainment. Enhancements like a Tile-to-Ceiling Fireplace, window seats, and blinds add to the home's charm. The luxurious Primary Suite boasts 2 separate vanities and a spacious walk-in closet. Upstairs, you'll find 3 additional bedrooms and 2 bathrooms including an ensuite bath. Smart Home System elevates your lifestyle, along with exterior features like gutters, blinds, stylish lighting, and a gas stub for your grill. No detail left out - visit today!

