



828 Blue Yucca Lane

LITTLE ELM, TX 76227

UNION PARK CLASSIC 60

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$756,719~~ **\$699,000****3430**

SQUARE FEET

5

BEDROOMS

4.0

BATHROOMS

2

CAR GARAGE



Our Magnolia II plan radiates sophistication with its 8' Front Door, front balcony, and classic brick exterior situated on a North-facing lot. With 5 bedrooms, 4 baths, and a 2-car garage, this home offers an inviting layout. The Deluxe Kitchen is adorned with top-of-line SS appliances, Quartz countertops, a wood vent hood, and a walk-in pantry with ample storage. Entertain in style downstairs with a Formal Dining Room and an extended covered patio, while upstairs, relax in the Game Room or bi-level Media Room. Tile-to-Ceiling Fireplace, window seats, and blinds add to the allure of the home. Retreat to the luxurious Primary Suite downstairs with 2 separate vanities and a spacious walk-in closet! 3 more bedrooms upstairs, including one with a private attached bath. Elevate your lifestyle with a Smart Home System and enjoy the elegance of Engineered Wood floors, while gutters, blinds, lighting, and a gas stub for your grill enhance the exterior. No detail was left out - Visit our model home in Union Park today!

