



804 Freedom Lane | Little Elm, TX 76227

## UPGRADES & FEATURES

- Extensive wood-look tile flooring
- Open-concept floor plan
- Solar-powered and Wi-Fi controlled blinds
- Sony Bravia mounted TV with flat screen wiring
- Dimmable light switches in the family room, dining room, and kitchen
- Ceiling fans with LED lights
- Magnetic door catches to hold doors open throughout the house
- Cabinet and drawer hardware throughout
- Home office with French doors and a closet can also serve as a 3<sup>rd</sup> bedroom
- Ample storage and built-in cabinets throughout
- Modern kitchen:
  - Silestone countertops
  - White cabinets
  - Stainless steel appliances
  - Island with a breakfast bar
  - Pantry
- Large primary suite:
  - Tray ceiling
  - Dual-sink extended vanity
  - Stand-up shower
  - Walk-in closet with built-ins
- Split bedroom layout
- Bonus sunroom
- Front and rear storm doors
- Smart thermostat
- Two Ring doorbell cameras
- Whole house, furnace, and A/C compressor surge protectors
- AT&T fiber internet
- Brinks entire home security system
- Motion sensor automatic lights in the garage, laundry room, and primary closet
- Aluminum pull down attic stairs in garage
- Keyed access controls for front door, garage door, and office closet door
- 2-car garage:
  - Exterior garage door access keypad
  - Coach lights with LED lighting
  - Storage wall track hanging system
  - Shelving
- Cozy front porch with vinyl railing for safety
- Huge screened porch with a ceiling fan, a gas stub for a grill, and a high electrical outlet for a TV or lights (screened porch has a lifetime transferable warranty)
- Fenced-in backyard with zoysia grass and a gate on each side
- Landscaping stonework around flower and shrub beds
- Two hose reels and two 50-foot heavy-duty hoses
- Underground water drainage system
- New roof
- Community amenities:
  - 55+ active adult community
  - Resort-style pool
  - Group fitness room
  - Tennis courts
  - Pickleball courts
  - Bocce ball courts
  - Activity room
  - Coffee bar
  - Miles of trails
  - Catch-and-release pond
  - 35-acre wooded park
  - Food truck park
  - The Kitch, outdoor community kitchen
  - The Porch, open-air pavilion
  - Bark Park, dog park