



(972) 922-3509  
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## 7429 Windy Meadow Drive, Little Elm, Texas 76227

**MLS#:** 14766493 **N Active**  
**Property Type:** Residential

[7429 Windy Meadow Drive Little Elm, TX 76227-5619](#)  
**SubType:** Single Family

**LP:** \$595,000  
**OLP:** \$595,000

**Recent:** 03/09/2022 : **NEW**

**Next OH:** Public: Thu Mar 10, 12:00PM-4:00PM



**SqFt:** 3,437/Assessor  
**Appraisr:**  
**Yr Built:** 2020/Preowned  
**Lot Dimen:** 55'x115'  
**Subdivide?:** No  
**HOA:** Mandatory  
**HOA Dues:** \$710/Semi-Annual  
**Access Unit:** No

**Also For Lease:** N

**Lst \$/SqFt:** \$173.12  
**\$/Acre:** \$4,103,448.28

**Subdivision:** Union Park Ph 3a-2

**County:** Denton  
**Country:** United States  
**Parcel ID:** [R745711](#)  
**Lot:** 8 **Block:** E  
**Legal:** UNION PARK PHASE 3A-2 BLK E LOT 8  
**Unexmpt Tx:** \$7,390  
**Spcl Tax Auth:** Yes

**Lake Name:**  
**Lse MLS#:**  
**Plan Dvlpm:**  
**MultiPrcl:** No **MUD Dst:** No

**Beds:** 5 **Tot Bth:** 4 **Liv Area:** 2  
**Fireplc:** 1 **Full Bath:** 4 **Din Area:** 2 **Pool:** No  
**Half Bath:** 0 **Adult Community:** No

**Smart Home App/Pwd:** No

**Hdcp Am:** No  
**Horses?:**  
**Attached:** No  
**Acres:** 0.145

**Garage:** Yes/2  
**Attch Gar:** Yes  
**# Carport:** 0  
**Cov Prk:** 2  
**Gar Size:** 20x20

**HOA Co:** First Service Residential  
**Phone:** 972-535-4567  
**AccUnit SF:**

**Unit Type:**

### School Information

**School Dist:** Denton ISD  
**Elementary:** Union Park

**Middle:** Navo

**High:** Ray Braswell

### Rooms

Room	Dimen / Lvl	Features	Room	Dimen / Lvl	Features
Master Bedrm	15 x 18 / 1	Dual Sinks, Ensuite Bath, Garden Tub, Separate Shower, Separate Vanities, Walk-in Closet(s)	Bedroom	13 x 12 / 1	Ensuite Bath
Bedroom	13 x 12 / 2	Walk-in Closet(s)	Bedroom	13 x 12 / 2	
Bedroom	17 x 13 / 2	Ensuite Bath	Media Room	20 x 11 / 2	

### General Information

<b>Housing Type:</b>	Single Detached	<b>Fireplace Type:</b>	Gas, Gas Starter, Wood Burning
<b>Style of House:</b>	Traditional	<b>Flooring:</b>	Carpet, Ceramic Tile, Laminate
<b>Lot Size/Acres:</b>	Less Than .5 Acre (not Zero)	<b>Levels:</b>	2
<b>Alarm/Security:</b>	Carbon Monoxide Detector(s), Fire Alarm, Prewired, Security System, Smoke Detector(s)	<b>Type of Fence:</b>	Wood
<b>Soil:</b>	Unknown	<b>Cooling:</b>	Ceiling Fan(s), Central Air, Electric
<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Accessible Ft:</b>	
<b>Roof:</b>	Composition	<b>Cmplx Appv For:</b>	
<b>Windows:</b>	Window Coverings	<b>Patio/Porch:</b>	Covered, Front Porch, Patio, Other
<b>Construction:</b>	Brick, Concrete, Wood	<b>Special Notes:</b>	Aerial Photo
<b>Foundation:</b>	Slab	<b>Prop Finance:</b>	Cash, Conventional, FHA, VA Loan
<b>Basement:</b>	No		
<b>Possession:</b>	30-60 Days, Negotiable		

### Features

<b>Kitchen Equip:</b>	Dishwasher, Disposal, Electric Oven, Gas Cooktop, Microwave, Plumbed For Gas in Kitchen, Plumbed for Ice Maker, Vented Exhaust Fan
<b>Interior Feat:</b>	Cable TV Available, Eat-in Kitchen, Flat Screen Wiring, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Smart Home System, Sound System Wiring, Vaulted Ceiling(s), Walk-In Closet(s)
<b>Exterior Feat:</b>	Balcony, Covered Deck, Covered Patio/Porch, Rain Gutters
<b>Park/Garage:</b>	2-Car Single Doors, Garage Faces Front
<b>Street/Utilities:</b>	City Sewer, City Water, Individual Gas Meter

**Lot Description:** Corner Lot, Landscaped, Park View, Sprinkler System  
**Common Feat:** Club House, Community Pool, Fitness Center, Greenbelt, Jogging Path/Bike Path, Lake, Park, Playground  
**HOA Includes:** Full Use of Facilities, Maintenance Grounds, Maintenance Structure, Management Fees  
**Showing:** Appointment Only, ShowingTime-CSS  
**Dock Permitted:** No **Lake Pump:** No

#### Environmental Information

**Features:** 12 inch+ Attic Insulation, Appliances, Doors, HVAC, Insulation, Thermostat, Waterheater, Windows

#### Remarks

**Property Description:** \*\*Virtual tour available\*\* Better than new! This Bloomfield Magnolia II floorplan is packed with upgrades including an extended covered patio, fully-loaded media room, deluxe kitchen package, floor-to-ceiling tiled fireplace, laminate flooring, and sits on a premium lot next to the neighborhood park. Your guests will appreciate a private guest suite on the 1st floor, which would also make a great office or workout area. You will love the holiday lighting package, surround sound prewiring in the living room, and the upstairs balcony for morning coffee. This barely-lived-in home is less than a year old and is still under all the builder warranties and ready for its new owner. The HOA includes front yard maintenance, access to fitness centers and 2 pools, home alarm monitoring, fishing ponds, and 100's of planned events. The seller will give extra consideration to offers that can provide a courtesy leaseback, please inquire about the length.

**Excludes:** The media room equipment and 4 chairs are 4 SALE, along with a lot of the furniture. Please inquire about a specific list and pricing.

**Public Driving Directions:** From HWY 380, NORTH onto 1385. LEFT onto Union Park Blvd then RIGHT onto Windy Meadow. The property is on the right next to the park.

**Private Rmks:** Showings will begin THURSDAY, MARCH 10TH AT 12 PM! There will be an open house from 12-4 PM on 3.10.22 but please schedule a showing so you get notifications about potential deadlines. Agents, PLEASE CALL OR TEXT BEFORE SUBMITTING AN OFFER TO INTRODUCE YOURSELF.

#### Financial Information

**Loan Type:** Treat As Clear **Bal:** **Payment:**  
**Pmt Type:** **Lender:** **Orig Date:** **2nd Mortg:** No

#### Agent/Office Information

**SUB:** 3 - % **CDOM:** 0 **DOM:** 0 **LD:** 03/04/2022 **XD:** 07/26/2022  
**BAC:** 3 - % **VAR:** No

**List Type:** Exclusive Right To Sell

**LO:** KELR02 [Keller Williams Realty](#) 972-599-7000 **Fax:** 972-599-7001 **Brk License:** 0492040  
**LO Addr:** 3600 Preston Rd.Ste 100 Plano, Texas 75093 **Email:** [bobbaker@kw.com](mailto:bobbaker@kw.com)  
**Off Suprvsr:** Bob Baker (0120622) **Sprvsr License:** 0120622 **Sprvsr Phone:** 972-977-0856  
**LA:** 0634170 [Kyle Paris 972-922-3509](#) **Fax:**  
**LA Cell:** 972-922-3509 **LA Othr:** **LA/LA2 Texting:** Yes  
**LA Email:** [KP@KyleParisRealtyGroup.com](mailto:KP@KyleParisRealtyGroup.com)  
**Office Website:** <https://kwplano.yourkwoffice.com> **LA Website:** [www.KyleParisRealtyGroup.com](http://www.KyleParisRealtyGroup.com)  
**Preferred Title Co:** Republic Preston Parker **Location:** 3608 Preston Rd, Plano 75093 972-769-8355

#### Showing Information

**Call:** ShowingTime - CSS **Appt:** 817-858-0055 **Owner Name:** Bramblett  
**Keybox #:** 33415290 **Keybox Type:** Blue BT LE **Seller Type:** Standard/Individual  
**Show Instr:** • DO NOT HAND THE KEY OFF • Please wear shoe covers or removes shoes if it's wet or muddy • Make sure the door latches and locks • No overlapping appointments •  
**Occupancy:** Owner **Open House:** Public: Thu Mar 10, 12:00PM-4:00PM  
**Consent for Visitors to Record:**None

Prepared By: Kyle ParisKeller Williams Realty on 03/09/2022 18:33

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