



**905 BIRD CREEK DRIVE**

905 BIRD CREEK DR, LITTLE ELM, TX 75068

**\$474,900**

*150 Years*  
**JOHN D WOOD & CO.**

London, Country & International Property

## 905 BIRD CREEK DRIVE

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75068

\$10,000 IN CLOSING COST ASSISTANCE with an executed contract by June 25th! Priced to sell and packed with upgrades, this is a rare opportunity to get exceptional value in a move-in ready home. Seller is relocating out of state for a new jobtake advantage of this well-maintained and thoughtfully upgraded property. With a spacious layout, modern finishes, and recent improvements, this home offers comfort, functionality, and long-term peace of mind. Standout features include a Class 3 impact-resistant designer roof (2024) with a 20-year transferable warranty, fresh interior paint, and stylish new fixtures throughout.

**Basement: None,**  
**Garage Count: 2 Car Garage,**  
**Garage Description: Garage**

**\$474,900**



The large primary suite is a true retreat with a designer accent wall, spa-inspired bathroom, custom mirrors and shelving, and a renovated walk-in closet with abundant storage. The open-concept living space flows into a chefs kitchen complete with a gas cooktop, granite countertops, and ample cabinetry. Additional highlights include a dedicated office, a spacious loft-style second living area, and a flexible storage room. Smart home upgrades like dual Nest thermostats and upgraded breakers enhance energy efficiency and daily convenience. The covered back patio overlooks a large yard with flowering shrubs, French drains, and new gutters for improved drainage. The neighborhood includes access to a community pool, park, playground, pond, fitness center, walking trails, and more. With the pricing, incentive, and upgrades offered this is a deal you dont want to miss!



