



**1401 WOOD DUCK DRIVE**

1401 WOOD DUCK DR, LITTLE ELM, TX 75068

**\$450,000**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

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75068

Discover exceptional comfort and style in this beautiful Highland Homes residence featuring 4 bedrooms, 3 full baths, a formal dining room, and a spacious loft-style game room. The thoughtfully designed layout offers the primary suite and a private study (or optional 5th bedroom) on the main level, along with two full baths downstairs and an additional bedroom and full bath upstairs perfect for guests or multi-generational living. Enjoy engineered wood flooring, plantation shutters, and a bright, welcoming feel throughout the first floor, complemented by plush carpet and tile baths.

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

**\$450,000**



The chef-inspired kitchen is the heart of the home, showcasing a large eat-in island, granite countertops, beautiful cabinetry, stainless steel appliances, and a gas range ideal for everyday living and entertaining. Step outside to relax under the large covered patio and take in the stunning curb appeal with crisp white rock landscaping and a gorgeous oak tree. Located in amenity-rich Paloma Creek, residents enjoy four pools, clubhouses, two fitness centers, parks, playgrounds, a dog park, and miles of scenic bike and walking trails. All of this, just minutes from Stonebriar Mall, the Gates of Prosper, top restaurants, and the PGA this home truly offers the perfect blend of lifestyle and convenience!



