

**2409 GREENBROOK DRIVE**

2409 GREENBROOK DR, LITTLE ELM, TX 75068

**\$519,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 2409 GREENBROOK DRIVE

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What an incredible opportunity to own this Frisco ISD beauty conveniently located near 423 & Eldorado. This Highland Home has 4 spacious bedrooms plus all the flex rooms necessary. Roof was recently replaced & home is beautifully updated. The drive up curb appeal showcases the newly planted Zoysia grass & perfectly landscaped flower beds. Entering the front door you are welcomed inside by the gorgeous hardwood floors throughout the downstairs. Updates include fresh paint, designer lighting, & newly installed fixtures. The office has custom french doors & creates the privacy needed to work from home.

**Cooling: Central A/C,**  
**Fireplace Count: 1 Fireplace,**  
**Garage Count: 2 Car Garage,**  
**Sewer: Public,**  
**Water: City Water**

**\$519,000**



Upgrades include granite countertops, cabinet hardware, stainless appliances & the gourmet kitchen is open to the soaring ceiling living area. The gas fireplace is the heart of the living space & the large windows allow plenty of lighting throughout. The primary has hardwood flooring, a spacious sitting area and a private bathroom. The upstairs includes an enclosed game or media room, 3 secondary bedrooms & a spacious bathroom. The backyard space has extended stamped concrete perfect for entertaining. A trash pad area with gravel has been added to the side yard. With the most perfect location & zoning to some of Frisco's best schools, this 2 story Highland is your opportunity to own in this upscale community.



