

NOW LISTING DFW

REAL ESTATE TEAM

Brokered by eXp Realty



WOODRIDGE ESTATES · LITTLE ELM ISD

540 Winnetka Drive

OAK POINT, TEXAS 75068

\$379,000



THE RESIDENCE

Move-in ready single-story living

Welcome to 540 Winnetka Drive, a move-in-ready home in the peaceful Woodridge Estates community. Built in 2017, this single-story home offers 2,074 square feet with three bedrooms, two full bathrooms and two dining areas on a 0.26-acre lot.

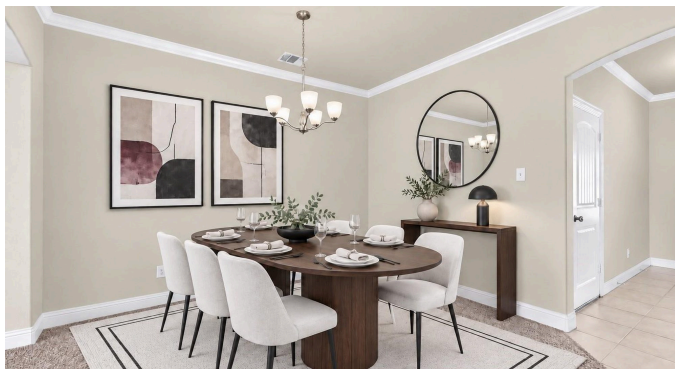
The open-concept floor plan centers on a spacious 31×16 living room with a fireplace, ceiling fan and plenty of natural light, flowing easily into the kitchen and dining spaces.



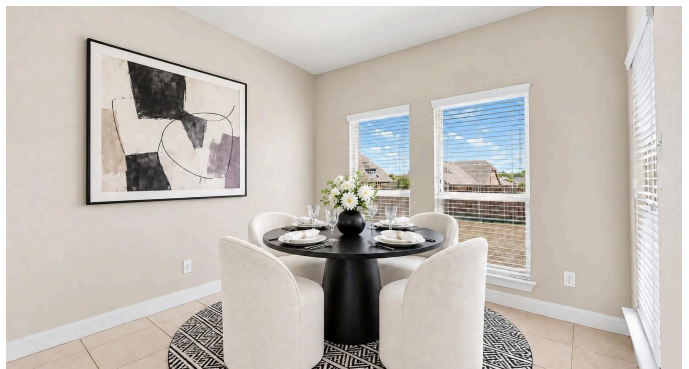
KITCHEN & DINING

Built around *the island*

The kitchen features a large granite island with breakfast seating, rich built-in cabinetry, stainless appliances and a walk-in pantry, with open sightlines to the breakfast area. A separate formal dining room offers space for holidays and gatherings.



FORMAL DINING



BREAKFAST AREA

A split-bedroom *layout*

The 18×16 primary suite sits apart from the secondary bedrooms, with a walk-in closet and a bath featuring a garden tub, separate shower and separate vanities. Two secondary bedrooms share a full bath on the opposite side of the home.



PRIMARY SUITE



PRIMARY BATH



PRIMARY SUITE



SECONDARY BEDROOM



THE BACKYARD

Room to *spread out*

A covered patio opens to an oversized fenced backyard with plenty of room for entertaining, gardening, outdoor activities or creating your own private retreat.



Assumable *FHA loan*

Qualified buyers may assume the seller's FHA loan at a 3.49% interest rate. Buyers choosing new financing may instead qualify for a 1% lender credit toward closing costs.

3.49% ASSUMABLE RATE	FHA LOAN TYPE	1% LENDER CREDIT OPTION
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WHY IT MATTERS

Lower monthly payment	vs. today's higher rates
Less interest over time	on the assumed balance
More buying power	room in the housing budget

SERVICER GUIDELINES

Minimum credit score	580
Maximum debt-to-income	43%
Primary residence occupancy	at least 1 year
Estimated time to close	60–90 days
Buyer covers the gap	price minus remaining balance

Assumable loan and lender credit are subject to buyer qualification, lender/servicer approval and applicable program requirements. Rate, terms and timing should be independently verified.

Property details

3 BEDROOMS	2 FULL BATHS	2,074 SQ FT	0.26 ACRE LOT
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LIST PRICE	\$379,000
YEAR BUILT	2017 · single story · traditional
EXTERIOR	Brick and stone · composition roof
LIVING · DINING	1 living area with fireplace · 2 dining areas
GARAGE	2-car attached, front-facing
KITCHEN	Granite island, walk-in pantry, electric cooktop & oven
FLOORING	Ceramic tile and carpet
SYSTEMS	Central air · central heat
HOA	\$405/year · community pool, playground, sidewalks
MLS #	21383701

SCHOOLS · LITTLE ELM ISD

Oak Point	Elementary
Colin Powell	Intermediate
Lakeside	Middle
Little Elm	High

Near FM 720 with easy access to Little Elm, Frisco, Denton and Lake Lewisville. School assignments subject to change; buyer to verify.



PRESENTED BY

Noemie Lilombaz

Team Leader · Realtor®

469-643-4266

listings@noemielilombaz.com

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Some photos have been virtually staged and/or digitally enhanced. Information deemed reliable but not guaranteed; buyer and buyer's agent to verify all information including schools, room sizes, taxes and HOA.