



**\$300,000**

- **Extended 20x10 Patio**
- **Solar Screens**
- **Great Location**
- **Community Pool**



**2412 Rolling Ridge Drive**

**Wynfield Farms**

**Little Elm**

***Move-In Ready Ryland, Single Story Home Minutes to Lake Lewisville's Popular Little Elm Beach, Parks and Hiking Trails!***

- Brick Façade with Covered Front Porch
- Walk-up Adorned with Mature Trees and Lush Landscaping
- Spacious Family Room offers a Wall of Windows with Backyard Views
- Eat-In Kitchen has Tile Floors and Sliding Door to Back Patio
- Master Suite features Ensuite with Sit Down Vanity Area, Soaker Tub and Separate Shower
- Two Secondary Bedrooms
- Second Full Bathroom has Framed Mirror and Medicine Cabinet
- Open 20x10 Patio Extends out to Grassy Yard with Wood Privacy Fence
- 2 Car Garage
- Roof - 2022
- HVAC - 2014
- Water Heater - 2013
- Solar Screens

**3 Bedrooms / 2 Baths / Living / Eat-In Kitchen / 2 Car Garage**

|            |           |              |            |          |        |               |         |
|------------|-----------|--------------|------------|----------|--------|---------------|---------|
| MLS:       | 20060989  | Family Room: | 18 x 17    | Kitchen: | 14 x 8 | Master Suite: | 14 x 14 |
| Year:      | 2002      |              |            | Utility: | 8 x 6  | Bedroom 2:    | 11 x 11 |
| Square Ft: | 1,585/tax | Lot Size:    | 0.138 acre |          |        | Bedroom 3:    | 13 x 12 |

Little Elm ISD: Brent Elementary Lakeside Middle Little Elm High

\*Schools subject to verification through Little Elm ISD.



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