



Representative Image



PREMIUM ELEVATION B



For Sale on Market

**\$398,950**

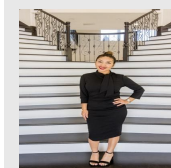
Call 7138840322 Today!

## 1736 WILLOW PATCH DR, DENTON, TX 76249 5 BEDS, 3 FULL BATH(S)

MLS# 20968508 - Built by First Texas Homes - Ready Now! ~ Located in The Meadows, Denton, TX, this thoughtfully designed home offers 5 bedrooms, 3 bathrooms, and 2545 sq. ft. of flexible living space that's built for real life. Whether you're gathering with loved ones or enjoying a quiet moment, this home gives you the space — and comfort — to do both. Inside, you'll find features like a two-story layout designed for flexibility and modern living, a spacious game room ideal for movie nights, game days, or play, and a covered patio that extends your living space outdoors, designed to make everyday living easier and more enjoyable. With close access to Highway 380, only 20 minutes from Denton, you'll enjoy the convenience of everything you need—without giving up the peace of coming home. If you're looking for a home that fits your life, we'd love to show you around. Schedule your private tour today.

### GENERAL DESCRIPTION

- Subdivision:** The Meadows
- Property Type:** Residential - Single Family
- Bedrooms:** 5
- Baths:** 3 Full
- Stories:** 2
- Garage:** 2 / Attached
- Style:** Craftsman
- Year Built:** 2025
- Building Sqft:** 2,552 /
- Lotsize:** 5,750
- Maintenance Fee:** \$599 / Annually
- MLS# / Area:** NTREIS-20968508



**Presented By**  
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**Listing Broker**  
**HomesUSA.com**

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Visit <https://www.har.com/NTREIS-20968508> for more information