



Under Contract - Pending on Market

**\$279,990**

Call 7133771022 Today!

## 513 AMBER FIELDS DR, DENTON, TX 76259

4 BEDS, 2 FULL & 1 HALF BATH(S)

Available for a Quick Move-in!! D.R. Horton America's Builder since 2002 is excited to serve as your new home builder in Monarch at the Meadows, a fabulous unique master planned community in Denton and Krum ISD! The single-story Baylor Floorplan, Elevation C, with an estimated Summer completion, offers 4 bedrooms, 2 bathrooms, and a 2-car garage with a bright open-concept design ideal for modern living. The family room, dining area, and contemporary kitchen flow together seamlessly, creating a welcoming and functional central gathering space. The chef-inspired kitchen features quartz countertops, 36" upper cabinets with hardware, stainless steel appliances, a electric range, stainless steel sink, center island, and a walk-in pantry for convenient storage. The private primary suite includes an en-suite bath with dual quartz vanities, a 5-foot oversized shower, and a walk-in closet located directly off the bathroom. Three secondary bedrooms and a full bathroom with a quartz vanity top offer comfortable accommodations for family, guests, or a home office. Luxury vinyl plank flooring enhances all main living areas and wet zones for durability and easy maintenance. This home is built with energy-efficient construction and equipped with America's Smart Home Technology, along with a tank water heater for added convenience. Using one central hub that talks to all the devices in your home, you can control the lights, thermostat and locks, all from your cellular device. Situated conveniently near Highway 35 and Highway 380, Monarch at the Meadows provides

### GENERAL DESCRIPTION

- Subdivision:** Monarch at the Meadows
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full & 1 Half
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2026
- Building Sqft:** 1,477 /
- Lotsize:** 6,046 / ASSESSOR
- Maintenance Fee:** \$450 / Annually
- MLS# / Area:** NTREIS-21181645



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-21181645> for more information

Listing Broker

Century 21 Mike Bowman, Inc.