



Under Contract - Pending on Market

\$306,990

Call 7133771022 Today!

505 AMBER FIELDS DR, DENTON, TX 76259

5 BEDS, 3 FULL BATH(S)

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 two-story Dawson Floorplan, Elevation B, offers 5 bedrooms, 3 bathrooms, with an estimated Summer completion, an upstairs game room, and a 2-car garage, providing a thoughtfully designed layout ideal for modern living. The open-concept first floor features a welcoming family room that flows seamlessly into the dining area and contemporary kitchen, creating a functional space for everyday living and entertaining. The kitchen is equipped with quartz countertops, 36" upper cabinets with hardware, stainless steel appliances, a electric range, stainless steel sink, center island, and a walk-in pantry for added storage. A first-floor secondary bedroom and full bathroom offer flexibility for guests or a home office. Upstairs, the private primary suite includes an en-suite bath with a dual quartz vanity, 5-foot oversized shower, and walk-in closet. Three additional secondary bedrooms share a full bathroom with a quartz vanity top and are anchored by a spacious game room, providing versatile space for entertainment, work, or play. Luxury vinyl plank flooring extends through the main living areas and wet zones for durability and easy maintenance. Additional features include energy-efficient construction, America's Smart Home Technology®, and a tank water heater. Situated conveniently near Highway 35 and Highway 380, Monarch at the Meadows provides easy access to key roads,

GENERAL DESCRIPTION

- Subdivision:** Monarch at the Meadows
- Property Type:** Residential - Single Family
- Bedrooms:** 5
 - Baths:** 3 Full
 - Stories:** 2
 - Garage:** 2 / Attached
 - Style:** Traditional
- Year Built:** 2026
- Building Sqft:** 2,129 /
- Lotsize:** 7,209 / ASSESSOR
- Maintenance Fee:** \$450 / Annually
- MLS# / Area:** NTREIS-21181757



Presented By
Chad Sayles

Walzel Properties - Spring

7133771022

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Visit <https://www.har.com/NTREIS-21181757> for more information

Listing Broker

Century 21 Mike Bowman, Inc.