



For Sale on Market

# \$360,000

Call 469-288-8538 Today!

## 2613 S WAVECREST CT, LITTLE ELM, TX 75068

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

Investor Special in Little Elm – Cash-Flowing Property (Leased Through March 2027) Welcome to 2613 S Wavcrest Court, a well-maintained and income-producing property located in a quiet section of Little Elm just three homes from Chavez Elementary School and near a peaceful cul-de-sac with no through traffic. Currently leased through March 2027, this home presents an excellent turnkey investment opportunity with immediate rental income in one of the fastest-growing areas in North Texas. Whether you're looking to expand your portfolio or secure a long-term hold, this cash-flowing property offers both stability and appreciation potential. The home features fresh interior paint, a fully remodeled bathroom with modern finishes, and a spacious primary suite complete with a soaking tub. It has been carefully maintained and offers strong curb appeal with well-kept landscaping. The community includes a neighborhood pool, adding to its rental appeal and long-term desirability. Conveniently located near schools, parks, shopping, and dining, this property continues to attract quality tenants and supports consistent rental demand. Additional highlights include a transferable foundation warranty, providing added confidence for investors. Whether you're seeking a low-maintenance investment, a 1031 exchange opportunity, or a future primary residence with income in place, this property checks all the boxes.

### GENERAL DESCRIPTION

- Subdivision:** Robinson Ridge
- Property Type:** Residential - Single Family
- Bedrooms:** 4
- Baths:** 2 Full & 1 Half
- Stories:** 2
- Garage:** 2 / Attached
- Year Built:** 2003
- Building Sqft:** 2,318 /
- Lotsize:** 7,884
- Maintenance Fee:** \$110 / Quarterly
- MLS# / Area:** NTREIS-21200009



Get in touch  
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Visit <https://www.har.com/NTREIS-21200009> for more information