

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 4108 BLACKBIRD AVENUE

LITTLE ELM, TX 75068



\$422,730



2,309 sqft



4 beds



3 baths

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## DESCRIPTION

Built by Mattamy Homes - The Kiara - Available April. The Kiara is a spacious single-story home with enhanced ceilings, 8' front and back door, 4 bedrooms and 3 bathrooms, designed for both style and functionality. At the center of the home, a gourmet kitchen with quartz countertops and a large island opens seamlessly to the dining area and Great Room, where a 14' vaulted ceiling, bright windows that radiate lots of natural sunlight. A covered patio extends the living area outdoors, perfect for relaxing evenings or entertaining. The private primary suite is set apart and features a 10' vaulted ceiling, spa-inspired bathroom, and walk-in closet for comfort and convenience. Thoughtful details like cabinets in the laundry room add everyday efficiency, while the additional bedroom and bathroom in lieu of a flex room provide more space for family, guests, or a home office. With its open layout, premium finishes, and abundant natural light, the Kiara is a home that combines beauty and practicality in every detail. This is a Energy Star Certified NEW CONSTRUCTION HOME with ENERGY STAR® certified Whirlpool® appliances and ecobee4 smart thermostat.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21235124

**YEAR BUILT:** 2026

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Spiritas Ranch

**LIST DATE:** 04/10/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 2,309

**TOTAL BEDS:** 4

**FULL BATHS:** 3

**HALF BATHS:** 0

**ACRES:** 0.14

**LOT SIZE (SQFT):** 6,141

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- CeramicTile
- Laminate

### APPLIANCES:

- SomeGasAppliances
- Dishwasher
- ElectricRange
- GasCooktop
- Disposal
- PlumbedForGas
- TanklessWaterHeater

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- DoorSingle
- GarageFacesFront
- Garage
- GarageDoorOpener

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- RainGutters

### SIDING:

- Brick
- RadiantBarrier
- Rock
- Stone

### POOL TYPE:

- None
- Community

### FENCING:

- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- EnergyStarQualifiedEquipment

### UTILITIES:

- NaturalGasAvailable
  - SewerAvailable
  - SeparateMeters
  - UndergroundUtilities
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DecorativeDesignerLightingFixtures
- HighSpeedInternet
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

### SECURITY FEATURES:

- CarbonMonoxideDetectors
- SmokeDetectors

### COMMUNITY:

- Clubhouse
  - Playground
  - Pool
  - TrailsPaths
  - CommunityMailbox
  - Curbs
  - Sidewalks
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**LISTED BY:** Karla Davis 

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**BROKERED BY:** Pinnacle Realty Advisors