

## NEW AFFORDABLE ONE OF A KIND ORIGINAL DESIGN

MOVE IN READY - MOTIVATED SELLER

833 Birch Ln , Cottonwood Shores TX 78657

MLS:11283339    PRICE:\$298,900.00

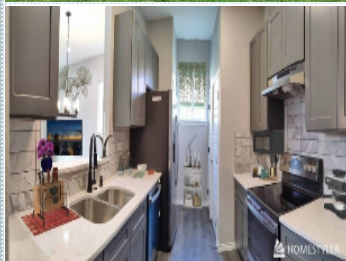
Bedrooms: 3  
Full Baths: 2  
Lot Size: 5000  
Sqft: 1300

Subdivision: Driftwood  
Year Built: 2023  
Parking: 1 Car  
Floors: 1



### PROPERTY FEATURES:

- Central A/C
- Walk-in closet
- Dishwasher
- Stainless steel appliances
- Yard
- Central heat
- Living room
- Refrigerator
- Laundry area - inside
- High/Vaulted ceiling
- Dining room
- Stove/Oven
- Balcony, Deck, or Patio



### OTHER FEATURES:

- Covered Patio
- City On Two Lakes - P Access
- Partially Fenced Back Yard
- Quartz Counter Tops
- Kitchen / Dining Pass Thru

### PROPERTY DESCRIPTION:

OPEN HOUSE - Buyers and Agents are invited to meet and greet the motivated builder at our OPEN HOUSE this Saturday, 07/27/24, 11:00 am to 2:00 pm. Don't miss visiting this lovely new 3/2/1 home in the city on two lakes in the recreational Highland Lakes. USDA Zero Down 4.85% Interest available. Refreshments will be provided. City On Two Lakes \* HORSESHOE BAY / HIGHLAND LAKES AREA RECREATIONAL BEAUTY! \*\*\*INFINITI HOMES home was originally listed for \$330,000 and now reduced to the current list price after commission and Builder's incentives cost the profit, if any, is minimal. INCENTIVES \$9,000, 2-10 YRS HOME WARRANTY, & FINAL SURVEY! PLUS APPLIANCE PACKAGE & IRRIGATION! \* ALL OFFERS WELCOME. \* USDA Zero Cash Upfront Loan Program! \*Available\* Lenient ELIGIBILITY Requirements USDA ZERO DOWN payment loan program 4.875% interest + Closing cost ROLLED-IN To loan. \* NEW Captivating Texas Hill Country One-Story Home 3/2/1 \*\*\*MOVE-IN READY\*\*\* Stop Renting & Start Owning! \* Home Owner's Wealth is 40 Times Higher Than Renters. Don't miss this one-of-a-kind Infiniti Homes ORIGINAL DESIGN. An impeccable precious gem nestled on a tree-covered lot less than a few lots from Lake Marble Falls and less than half a mile to Lake LBJ. Walking distance to two lovely lakes, three parks, a community boat ramp, a marina, a nature reserve, restaurants, and shopping. On entrance, take in the spacious open living room and dining area with 10' ceilings. Upgraded fan/light fixtures, stylish vinyl floor covering

