

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 9308 WOOD DUCK DRIVE

NEW FAIRVIEW, TX 76247



\$709,990



4,242 sqft



5 beds



5 baths

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## DESCRIPTION

NEW & NEVER LIVED IN! Finishing May 2026, this Bloomfield Home - new Lily IV floor plan - enjoys a private yet manicured half-acre homesite in Paloma Ranch Estates. Open, bright and modern two-story providing a multigenerational set up with 5 bedrooms and 4.5 baths among dedicated spaces like a study, game room and media room. 2 Large Suites: Primary on the first floor and an In-Law Suite upstairs! Plus, ALL bedrooms have an ensuite bath! High-level family room ceilings allow beautiful natural light to fill the space, while timeless design features like a stone-to-ceiling fireplace and modern staircase with catwalk above provide dimension and interest. Perch barstools at the fully wrapped California island, surrounded by upgraded Shaker cabinets stained Nutmeg with built-in stainless steel appliances and topped with Coquina quartz countertops. A farmhouse sink, pendant lighting, and herringbone backsplash enhance the kitchen perfectly. Designer flooring selections throughout include nail-down hardwood in first-floor common areas, vibrant patterned laundry room tile, large-body Level 4 bath tile, and plush carpet in bedrooms and upstairs. Two garage bays exist, a single and a double, in case you need a separate space for storage or a gym! The storage inside already seems endless - from the massive walk-in pantry, to the deep primary closet, to the added laundry room cabinets plus utility sink! And just off the dining space is a covered patio, where a gas drop offers quick connection to fire up your grill! The upgrades go on and on.. 8' interior and exterior doors, Highstone ACME brick, 2-inch faux wood blinds, gutters, drop-in deck mount tub (primary), glass French study doors, and much more! Call Bloomfield Homes to find out more about this beautiful new floor plan.

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

**MLS STATUS:** Active

**MLS:** 21175540

**YEAR BUILT:** 2026

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Paloma Ranch

**LIST DATE:** 02/11/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 4,242

**TOTAL BEDS:** 5

**FULL BATHS:** 4

**HALF BATHS:** 1

**ACRES:** 0.53

**LOT SIZE (SQFT):** 23,199

## INTERIOR FEATURES

### FIREPLACE:

- FamilyRoom
- GasLog
- Stone

### FLOOR COVERINGS:

- Carpet
- Tile
- Wood

### APPLIANCES:

- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- GasWaterHeater
- Microwave
- TanklessWaterHeater
- VentedExhaustFan

### WINDOWS:

- WindowCoverings

## EXTERIOR FEATURES

<b>STYLE:</b> <ul style="list-style-type: none"><li>● Traditional</li><li>● Detached</li></ul>	<b>PARKING:</b> <ul style="list-style-type: none"><li>● Covered</li><li>● DoorMulti</li><li>● DirectAccess</li><li>● Driveway</li><li>● Enclosed</li><li>● GarageFacesFront</li><li>● Garage</li><li>● GarageDoorOpener</li><li>● Oversized</li><li>● GarageFacesSide</li></ul>	<b>LOT DESCRIPTION:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● InteriorLot</li><li>● Lawn</li><li>● Landscaped</li><li>● Subdivision</li><li>● SprinklerSystem</li><li>● FewTrees</li></ul>
<b>ROOF TYPE:</b> <ul style="list-style-type: none"><li>● Composition</li></ul>	<b>YARD/GROUNDS:</b> <ul style="list-style-type: none"><li>● PrivateYard</li><li>● RainGutters</li></ul>	<b>SIDING:</b> <ul style="list-style-type: none"><li>● Brick</li><li>● Rock</li><li>● Stone</li></ul>
<b>POOL TYPE:</b> <ul style="list-style-type: none"><li>● None</li></ul>	<b>FOUNDATION:</b> <ul style="list-style-type: none"><li>● Slab</li></ul>	<b>FENCING:</b> <ul style="list-style-type: none"><li>● BackYard</li><li>● Fenced</li><li>● WroughtIron</li></ul>


## UTILITIES

<b>HEATING/COOLING:</b> <ul style="list-style-type: none"><li>● Central</li><li>● Fireplaces</li><li>● NaturalGas</li><li>● Zoned</li></ul>	<b>UTILITIES:</b> <ul style="list-style-type: none"><li>● SewerAvailable</li><li>● WaterAvailable</li><li>● CableAvailable</li></ul>
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## ADDITIONAL PROPERTY DETAILS

<b>AMENITIES:</b> <ul style="list-style-type: none"><li>● BuiltInFeatures</li><li>● DecorativeDesignerLightingFixtures</li><li>● DoubleVanity</li><li>● EatInKitchen</li><li>● HighSpeedInternet</li><li>● KitchenIsland</li><li>● OpenFloorplan</li><li>● Pantry</li><li>● CableTv</li><li>● VaultedCeilings</li><li>● WalkInClosets</li></ul>	<b>SECURITY FEATURES:</b> <ul style="list-style-type: none"><li>● CarbonMonoxideDetectors</li><li>● SmokeDetectors</li></ul>
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### COMMUNITY:

**LISTED BY:** Marsha Ashlock 

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**BROKERED BY:** Visions Realty & Investments