

Uncompromised luxury living





THE PERFECT BLEND OF STYLE, COMFORT, AND CONVENIENCE

- Serene Living environment.
- Easy Access to Top Destinations in the DFW area.
- ► Affordable Luxury Living.

Welcome to 48 Oaks Luxury Townhomes, situated in the charming town of Little Elm, TX.

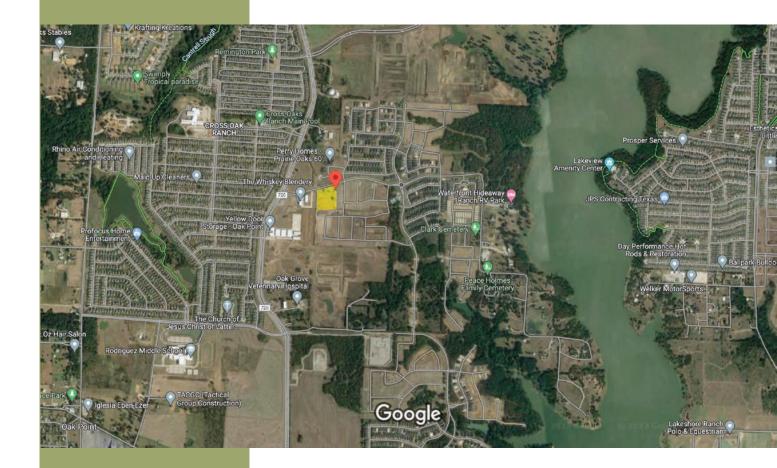
The townhomes range from 2,680 - 2,798 square feet and consist of two floors.

Construction is scheduled to commence in the first quarter of next year, 2024



LOCATION MAP





201 Lloyd's Rd, Little Elm, TX 75068



Medical: 5 miles to Baylor Scott & White & Medical City Frisco

Business: 10 miles to Toyota North America & Liberty Mutual

Dining: 2 miles to Little Elm Beach & Cotton Patch Cafe

Shopping: 7 miles to Stonebriar Centre, Frisco

Recreation: 3 miles to Little Elm Athletic Complex & Lewisville Lake

Roadways: Near US 380 & FM 720

Little Elm Park is located on Lake Lewisville in Little Elm, Texas.

Amenities include: Playground, Pavilion with grill, Amphitheater, Tent Camping, Boat ramp, Swim beach, Athletic fields, Hiking/biking trails,Picnic areas, Sand volleyball, Fishing.

Hydrous Wake Park: Premier wakeboarding facility.

The Shops at Legacy: Upscale shopping center with retail, dining, and entertainment.

ACCESSIBILITY

NEARBY ATTRACTIONS









UNPARALLELED CONNECTIVITY

- Dallas North Tollway (DNT)
- Eldorado Parkway
- ▶ FM 720
- ▶ US 380
- Public Transit: Buses near Lloyd's Rd offer frequent routes throughout Dallas-Fort Worth.
- Airports: Both Dallas/Fort Worth International and Dallas Love Field are easily accessible.

SCHOOL DISTRICT

- ► A Bright Future with Denton ISD
- Choose a home in the esteemed Denton Independent School District for your children's bright future. The district has a storied history of academic excellence and a commitment to nurturing young minds.
- Student-focused approach | Modern facilities | Dedicated team of educators | Wide array of extracurricular and enrichment programs.



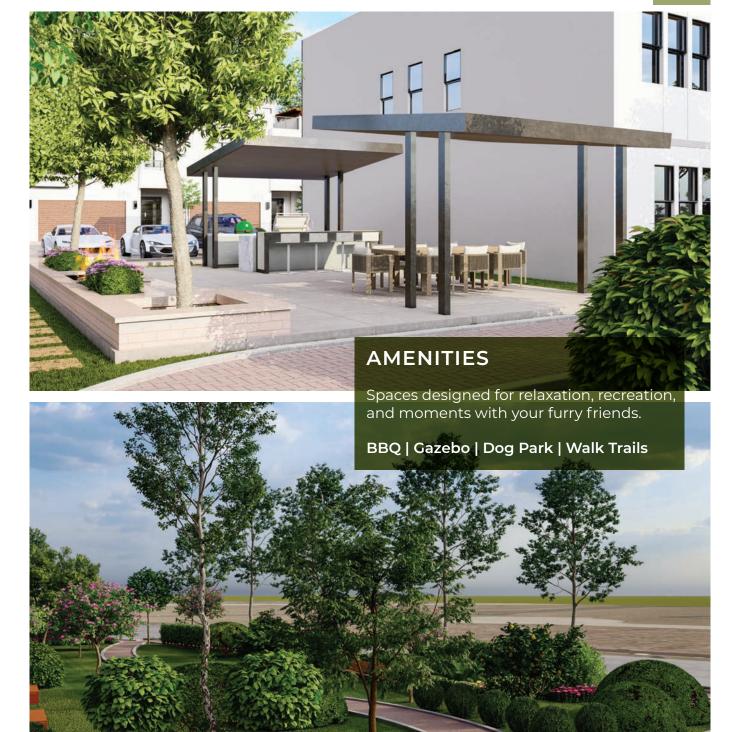


EXTERIORS











WELCOME HOME: STEP INTO ELEGANCE AND STYLE

This townhome effortlessly blends luxury and functionality for a lavish yet practical living experience.



Large windows illuminate the living room's soaring ceilings, while the TV unit/fireplace showcases elegant vein-matched stone.

DESIGN NOTE

Vein-matched stone brings a unique blend of nature and design to interiors. By meticulously matching the patterns of adjacent stone slabs, a continuous flow and movement is achieved, making the design stand out prominently. This technique ensures not just aesthetic beauty, but also a sense of design continuity and luxury



The gourmet kitchen boasts premium appliances, a vein-matched dining island with a waterfall edge, vein-matched detailing, and an adjacent dining area ideal for gatherings.





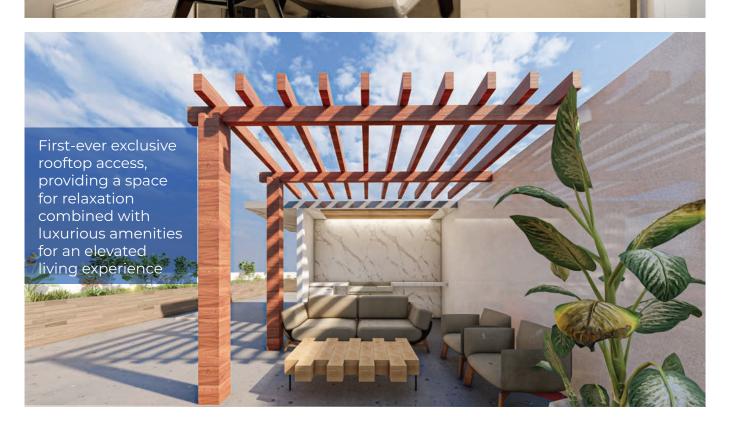


and share a luxe bathroom.





For remote workers or hobbyists, the townhome boasts a perfect home office – a serene space ensuring focus and productivity.









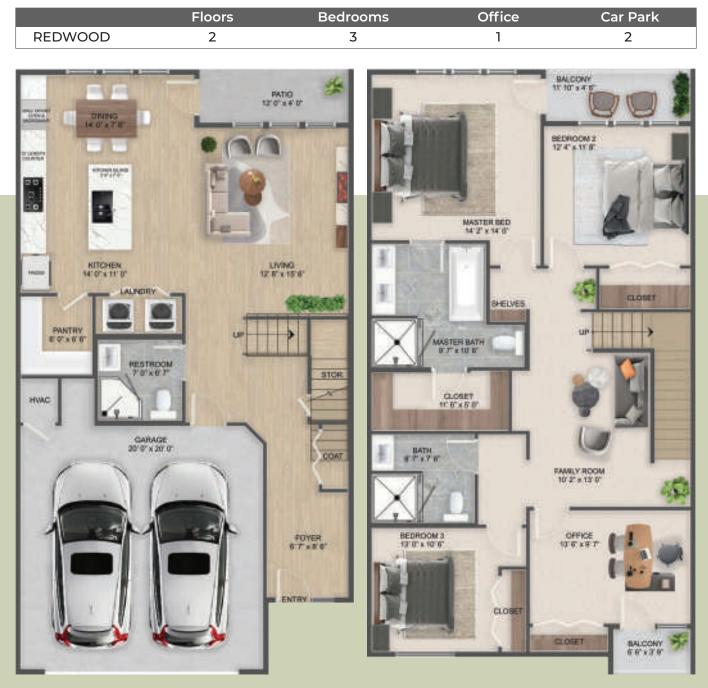


REDWOOD		
WILLOWBROOK		
BIRCHWOOD		
MAPLEWOOD		
CHESTNUT		
REDWOOD	2,386	
WILLOWBROOK	2,477	
BIRCHWOOD	2,370	
CHESTNUT	2,357	
	1	
LOT #	BLOCK	SFT
1 - REDWOOD 2 - WILLOWBROOK	A A	2,386
2 - WILLOWBROOK 3 - BIRCHWOOD	A	2,477
4 - WILLOWBROOK	A	2,370
5 - WILLOWBROOK	A	2,477
6 - CHESTNUT	A	2,386
LOT #	BLOCK	SFT
1 - REDWOOD	В	2,386
2 - WILLOWBROOK	В	2,477
3 - BIRCHWOOD	В	2,370
4 - BIRCHWOOD	В	2,370
5 - WILLOWBROOK	В	2,477
6 - MAPLEWOOD	В	2,35
LOT #	BLOCK	SFT
1 - MAPLEWOOD 2 - WILLOWBROOK	C C	2,35
3 - BIRCHWOOD	c c	2,47
4 - BIRCHWOOD	c	2,370
5 - WILLOWBROOK	C	2,370
6 - REDWOOD	c	2,386
7 - MAPLEWOOD	С	2,35
8 - WILLOWBROOK	С	2,477
9 - BIRCHWOOD	С	2,370
10 - BIRCHWOOD	С	2,370
11 - WILLOWBROOK	С	2,477
12 - REDWOOD	C	2,38
LOT # 1 - CHESTNUT	BLOCK	2,386
2 - WILLOWBROOK	D	2,300
3 - WILLOWBROOK	D	2,477
4 - BIRCHWOOD	D	2,370
5 - WILLOWBROOK	D	2,477
6 - REDWOOD	D	2,386
7 - CHESTNUT	D	2,386
8 - WILLOWBROOK	D	2,477
9 - WILLOWBROOK	D	2,477
10 - BIRCHWOOD	D	2,370
11 - WILLOWBROOK 12 - REDWOOD	D	2,477
12 - REDWOOD	D	2,386
1 - CHESTNUT	BLOCK F	2,386
2 - WILLOWBROOK	E	2,380
3 - WILLOWBROOK	E	2,477
4 - BIRCHWOOD	E	2,370
5 - WILLOWBROOK	E	2,477
6 - REDWOOD	E	2,386
LOT #	BLOCK	SFT
1 - MAPLEWOOD	F	2,357
2 - WILLOWBROOK	F	2,477
3 - BIRCHWOOD	F	2,370
4 - BIRCHWOOD	F	2,370
5 - WILLOWBROOK	F	2,477
6 - REDWOOD		





REDWOOD - 2,386 Sq Ft



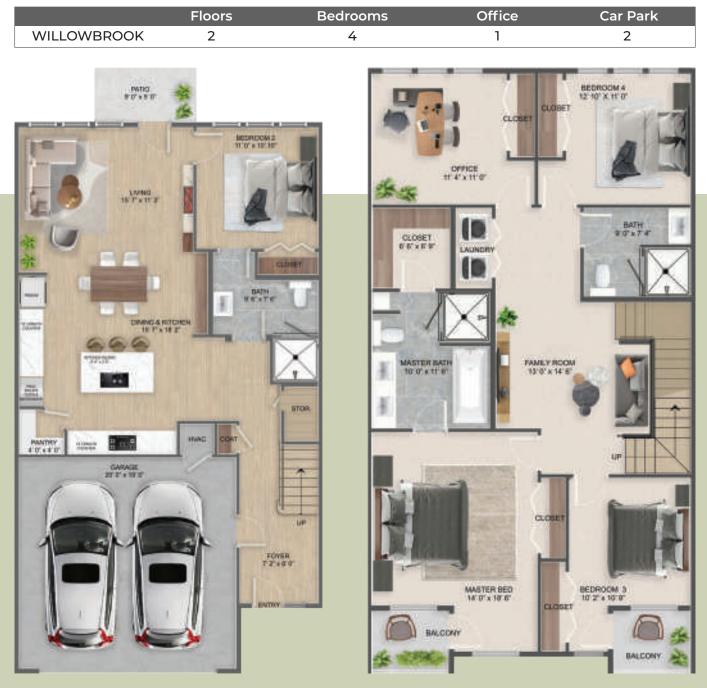
First Floor

Second Floor





WILLOWBROOK - 2,477 Sq Ft



Second Floor

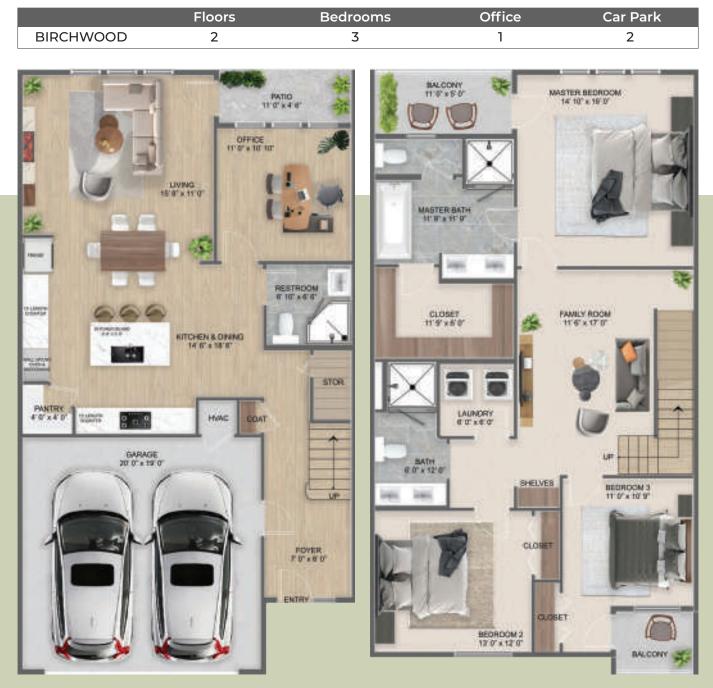
48 Oaks

First Floor





BIRCHWOOD - 2,370 Sq Ft



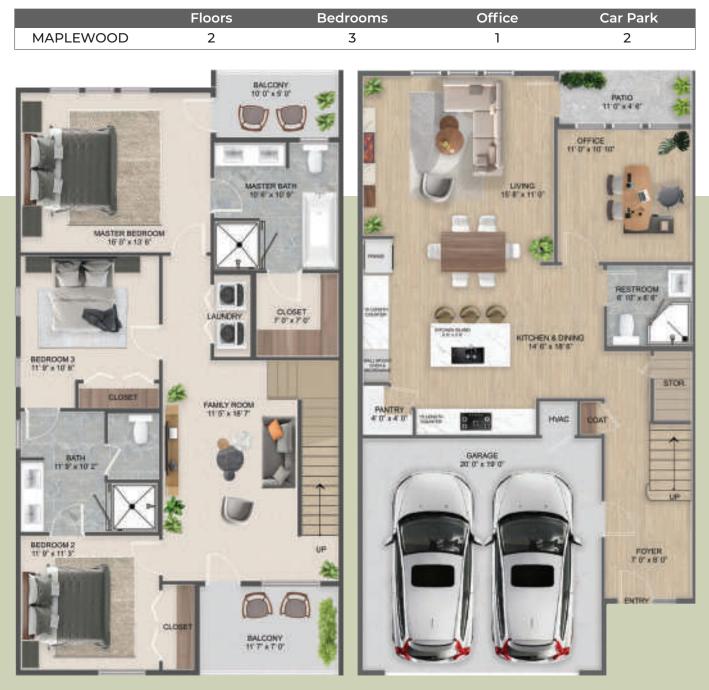
First Floor

Second Floor





MAPLEWOOD - 2,357 Sq Ft



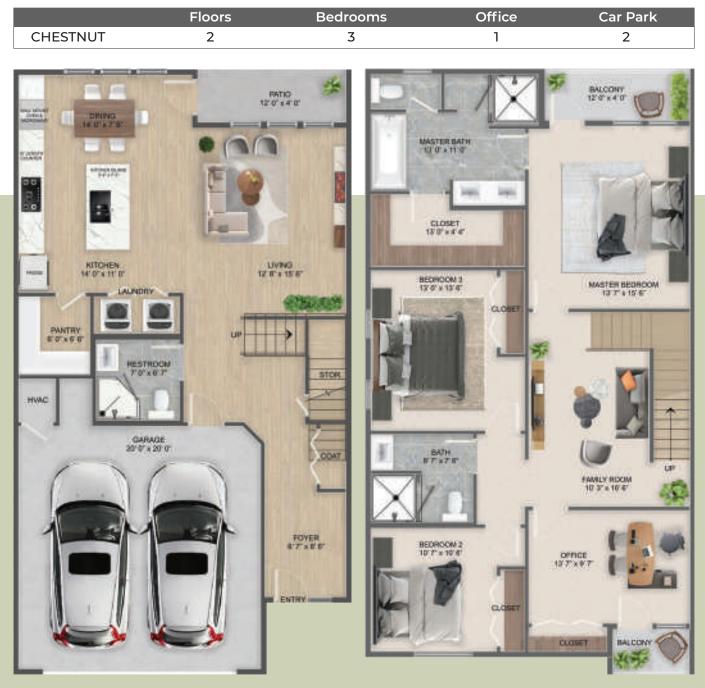
First Floor

Second Floor





CHESTNUT - 2,386 Sq Ft



First Floor

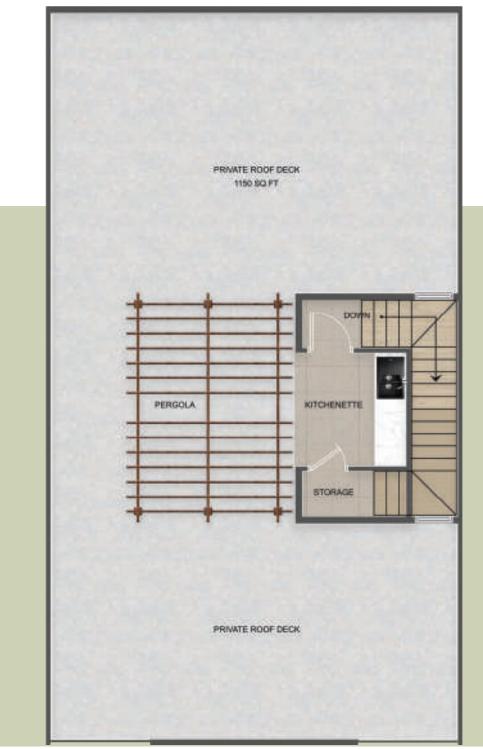
Second Floor







PRIVATE ROOF DECK - For all floor plans





ABOUT THE DEVELOPER





BEGIN YOUR DREAM DWELLING WITH FORTUNE HOMES

Fortune Homes is committed to building luxury homes in the most sought-after locations in Texas. Our homes are strategically located to provide easy access to corporate offices, shopping districts, entertainment hubs, and other amenities that make life meaningful. We believe that a great home is more than just a place to live – it's a reflection of your lifestyle.

That's why we offer innovative designs, exceptional quality, and the latest technology to create homes that meet your unique needs and preferences.

AT FORTUNE HOMES, WE UNDERSTAND THAT LUXURY LIVING IS ABOUT MORE THAN JUST THE PHYSICAL SPACE YOU OCCUPY!

It's about the lifestyle you aspire to, the comfort you deserve, and the convenience you crave. With a deep understanding of these principles, we have established ourselves as a trusted name in the real estate industry. Our team of experienced professionals is dedicated to delivering excellence in every aspect of our projects, from the design and construction to the customer service we provide.





SECURE YOUR PERFECT HOME TODAY AT 48 OAKS LUXURY TOWNHOMES



FORTUNE H O M E S

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