



# 1300 Hutton Branch Trail

AUBREY, TX 76227

**ARROWBROOKE CLASSIC 50**

ROSE II FLOOR PLAN

PRICED AT

**\$664,311**

**3558**

SQUARE FEET

**5**

BEDROOMS

**4.0**

BATHROOMS

**2**

CAR GARAGE



**NEW! NEVER LIVED IN.** Under construction - Ready August 2025! Step into the Rose II by Bloomfield Homes, where elegance meets functionality in this stunning two-story residence set on an interior lot within an amenity-filled community. With 5 spacious bedrooms, 4 baths, a Study, and upscale features throughout, this home truly has it all. The grand entry showcases an upgraded 8' Warwick Front Door, leading into wide open spaces enhanced by Laminate Wood floors and vaulted ceilings that add a sense of openness and sophistication. The large Family Room opens to the island-centered Deluxe Kitchen, where White Shaker cabinets, Quartz countertops, under-cabinet lighting, a custom backsplash, built-in stainless steel appliances, pot and pan drawers, and a wood vent hood create a stylish and functional heart of the home. The Study, enclosed by elegant glass French doors, offers a private workspace, while window seats and designer window coverings throughout add comfort and charm. The Primary Suite provides a spa-like retreat with a luxurious ensuite bath featuring custom finishes in Bath 1, a garden tub, separate shower, and a spacious walk-in closet. Upstairs, an oversized Game Room and Media Room offer versatile entertainment space, joined by a Jack and Jill bath and upgraded carpet and tile selections throughout. Thoughtful enhancements like Quartz countertops in all bathrooms, upgraded electrical features, 2-inch faux wood blinds, a mud room, gutters, and a tankless water heater maximize both comfort and efficiency. Enjoy outdoor living with a covered patio equipped with a gas drop for grilling, all wrapped in a timeless all-brick elevation that adds to the home's refined curb appeal.



*Document generated Apr 27, 2025. Prices, plans, square footage, features and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.*