



2609 Emerald Trace Drive

PRICED AT

~~\$736,915~~ **\$634,990**

DENTON, TX 76226

GLENWOOD MEADOWS

BELLFLOWER II FLOOR PLAN

3781
SQUARE FEET**4**
BEDROOMS**3.5**
BATHROOMS**2**
CAR GARAGE

\$15k towards closing costs + additional \$10k off the list price OR put towards closing costs! Must contract on or before 8/31/24. The Bellflower II hosts 4 bedrooms, 3.5 baths, and a 2-car garage with every bedroom having an ensuite bath & walk-in closet. This home has it all - Study, Formal Dining Room, Mud Room, upstairs Game Room & Media Room, and a Covered Patio. Primary Suite and a second bedroom suite downstairs; 2 bedrooms upstairs sharing a Jack & Jill. This home exudes elegance with Engineered Wood floors in the common areas and a soaring 18' stacked stone fireplace that goes all the way to the ceiling in the Family Room. Primary Suite has a luxury bath offering both a separate shower & tub, separate vanities, and a walk-in closet that directly connects to the Mud Room! The Deluxe Kitchen is a chef's dream with gas cooking built-in SS Appliances, custom cabinets with pot & pan drawers, a wood vent hood, a large island, and exotic granite countertops. Plus exterior upgrades like a gas drop, gutters, and lighting! Call Bloomfield at Glenwood Meadows to find out more.

