



3004 Emerald Trace Drive

DENTON, TX 76226

GLENWOOD MEADOWS

BELLFLOWER II FLOOR PLAN

PRICED AT

~~\$721,334~~ **\$644,990****3774**
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. Bloomfield's impressive Bellflower II hosts 4 bedrooms, 3.5 baths, and a 2-car garage. Notably, each bedroom has an ensuite bath & a walk-in closet. This plan has it all: 2 bedrooms down, 2 upstairs, a Study, a Formal Dining Room, a Mud Space, an upstairs Game & Media Room, and a delightful Covered Patio with a gas stub to enjoy outdoor living. This home exudes elegance with engineered wood floors in common areas and an impressive floor-to-ceiling fireplace in the vaulted Family Room. The Primary Suite has lovely window seating and a luxury ensuite bath offering a separate shower & tub, separate vanities, and a walk-in closet that directly connects to the Laundry Room! The beautiful Deluxe Kitchen is a chef's dream with a gas cooktop, built-in SS appliances, custom cabinets with pot & pan drawers, a large walk-in pantry, a wood vent hood, a spacious island, and lovely quartz countertops. This home has a Tankless Water Heater, a fabulous Brick & Stone combination exterior, and a fully bricked front porch. Landscaping & Rain Gutters installed for you too! Call Bloomfield at Glenwood Meadows for more info.

