



# 2613 Emerald Trace Drive

DENTON, TX 76226

**GLENWOOD MEADOWS**

HAWTHORNE II FLOOR PLAN

PRICED AT

~~\$635,235~~ **\$574,990****2760**  
SQUARE FEET**4**  
BEDROOMS**3.0**  
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.** Hawthorne II is a 1.5-story masterpiece with an elegant stone front exterior and a spacious, airy interior boasting fantastic upgrades. As you step into the artful, octagonal entry, you're greeted by a perfect work-from-home Study featuring dual doors. Lovely Engineered Wood flooring guides you into a breathtaking common space, where a raised ceiling and a Deluxe Kitchen adorned with exotic quartz countertops, built-in SS appliances, and a wood vent-a-hood await, leaving you speechless. Ample storage with pot & pan drawers below the gas cooktop, a large island, a sizable walk-in pantry, and a buffet at the Breakfast Nook. The first floor hosts a huge Primary Suite and 2 additional bedrooms, while the upstairs area offers a 4th bedroom, full bath, and a Game Room for added entertainment. Also comes equipped with gutters and a gas stub for added convenience & functionality. Don't miss out; call or visit Glenwood Meadows today to find out more or take a tour!

