



# 8221 Catclaw Prairie

GODLEY, TX 76044

**GODLEY RANCH ELEMENTS**

CAMELLIA FLOOR PLAN

PRICED AT

~~\$323,747~~ **\$304,990****1683**  
SQUARE FEET**3**  
BEDROOMS**2.0**  
BATHROOMS**2**  
CAR GARAGE

**Up to \$40K Discount AND 4% Seller Contribution.** Explore the sought-after Camellia floor plan by Bloomfield, a highlight of the Elements series, perfectly situated on an interior lot with access to amenities such as scenic trails, a park, and a playground. This welcoming residence exudes modern charm with upgraded Quartz countertops in the kitchen, blinds throughout, and stylish finishes accentuated by wide hallways and large windows that flood every room with sunlight. The contemporary kitchen boasts flat-panel cabinets, a spacious pantry, and an island perfect for barstools, while Granite and Quartz surfaces are found throughout the home for a seamless aesthetic. A cozy dining nook with window seating enhances your daily routine, and the Primary Suite offers dual sinks, a separate shower, and a walk-in closet for added luxury. Thoughtfully designed for comfort and efficiency, the home also features a tankless water heater and an impressive 8' custom front door that adds to its striking curb appeal. Visit Bloomfield at Godley Ranch today to see it for yourself!

