

1013 Emerald Trace Drive

JUSTIN, TX 76247

TIMBERBROOK
BELLFLOWER IV FLOOR PLAN

PRICED AT

~~\$692,336~~ **\$662,334****4226**
SQUARE FEET**6**
BEDROOMS**5.5**
BATHROOMS**2.5**
CAR GARAGE

Massive home over 4200 square feet with a huge backyard, covered front porch and back patio, extended garage with storage space, and multiple bedroom suites. The Bellflower IV is designed to give everyone in your family their own space with 6 bedrooms and 5.5 baths, including an In-Law Suite upstairs with two closets! Tall ceilings, large windows, modern matte black fixtures, and clean tile floors keep the home feeling fresh and contemporary. The Family Room also features an 18' fireplace with tile from floor to ceiling and a modern, stained wood mantel with flatscreen plugs already placed. At the center of the home sits the handsome Deluxe Kitchen, where stainless steel appliances like double ovens and a 5-burner gas range are ready to be fired up. It has a timeless design comprising espresso cabinets, high-contrast natural stone countertops, a glossy white Arabesque tile backsplash, and a fully wrapped island with turned legs. Downstairs also hosts a private Study through glass French doors, an open Formal Dining Room, a Guest Suite, a Primary Suite, and a convenient laundry room with a mud bench. The remaining bedrooms and flexible Game Room are upstairs, with the In-Law Suite separated by the hallway for extra privacy. All bedrooms have walk-in closets and bathroom access! All the details like gutters, sprinklers, landscaping, energy efficiency, and warranty are taken care of too. Our model home in Timberbrook is open daily - stop by to talk with our team about this home today!



Document generated Feb 11, 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.