



# 774 Alder Drive

LAVON, TX 75166

**BEAR CREEK CLASSIC 50**

VIOLET IV FLOOR PLAN

PRICED AT

~~\$550,005~~ **\$509,990****2849**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**2**  
CAR GARAGE

This magnificent floor plan exudes sophistication with 4 bedrooms, 3.5 baths, a Study, a Media Room, and a Game Room for endless entertainment possibilities. From the moment you enter, lofty ceilings & open-concept design welcome you, revealing an elegant blend of European European-engineered wood floors. Plus, there are beautiful porcelain tiles in Bath 1. The two-story overlook from the Game Room showcases an open railing that adds a modern touch, while the Family Room's Tile-to-Ceiling Fireplace and large windows illuminate the space with natural light. The Deluxe Kitchen, adorned by luxurious Quartz countertops and built-in SS appliances, is perfect for culinary delights. Retreat to the Primary Suite, where a spa-like bath awaits with a garden tub, separate shower, and a spacious walk-in closet. Additional features like a deep garage for longer vehicles or extra storage, mud room, gutters, gas drop on the patio for grilling, and an upgraded 5-Lite Modern 8' Front Door enhance this interior lot's appeal. Visit Grand Heritage!

