



2306 River Trail

MELISSA, TX 75454

LEGACY RANCH CLASSIC 55

CYPRESS II FLOOR PLAN

PRICED AT

~~\$573,387~~ **\$530,867****2459**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2**
CAR GARAGE**ELEVATION E**

Seller pays \$15K towards closing costs or rate buy down. Bloomfield's Cypress II is a luxurious 1.5-story home that seamlessly blends craftsmanship and elegance, beginning with a beautiful brick and stone elevation that exudes curb appeal. Enter through the modern 8' custom front door to find a spacious interior featuring rich wood floors that flow through the common areas, complemented by large windows that fill the space with natural light. Thoughtfully situated on an interior lot, this home offers both privacy and charm. Additional features like full gutters enhance durability and functionality, ensuring the home is as practical as it is beautiful. Outdoor living spaces, including a covered porch and patio, further extend the living experience, while access to the community's amenity center, complete with a pool, playground, and splash pad, makes this home an exceptional find. Contact or visit Bloomfield at Legacy Ranch in Melissa today to explore your next dream home!

