



# 2308 River Trail

MELISSA, TX 75454

**LEGACY RANCH CLASSIC 55**

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$709,263~~ **\$650,000****3430**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**1.5**  
CAR GARAGE

**Seller pays \$15K towards closing costs and/or rate buy down.** Welcome to Bloomfield's Magnolia II, a stunning two-story sanctuary nestled on an interior lot, offering 4 bedrooms and 3.5 baths. Enter through the grand 8' front door to be greeted by a charming covered porch, a private Study with beautiful dual doors, and a Formal Dining Room—ideal for hosting guests and special occasions. The heart of the home is the impressive Deluxe Kitchen, featuring sleek quartz countertops, pot and pan drawers, and a large island that combines style with functionality. The open-concept design flows seamlessly into the Family Room, where you'll find a striking Stone-to-Ceiling Fireplace with a cedar mantel—perfect for cozying up during cooler months. The serene Primary Suite offers a peaceful retreat with a spacious walk-in closet, separate vanities, and a luxurious garden tub for ultimate relaxation. Upstairs, the Game and Media Rooms provide flexible spaces for fun and entertainment. Step outside to an oversized covered patio, ideal for outdoor gatherings and shaded enjoyment, with full gutters completing the polished exterior. Inside, you'll find stunning wood floors and large windows creating a bright and airy atmosphere. The exterior is a beautiful mix of stone and brick, complete with a front Balcony that enhances the home's curb appeal. Visit Legacy Ranch today!

