



Leeroy Lindamood

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## 2308 River Trail

MELISSA, TX 75454 LEGACY RANCH CLASSIC 55 MAGNOLIA II FLOOR PLAN

## priced at <del>\$709,263</del> **\$650,000**

3430 4 SQUARE FEET BEDROOMS B

**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 twostory 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!



Document generated Dec 21, 2024. 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.