



2304 River Trail

MELISSA, TX 75454

LEGACY RANCH CLASSIC 55

ROSE II FLOOR PLAN

PRICED AT

~~\$709,602~~ **\$648,284****3558**
SQUARE FEET**5**
BEDROOMS**4.0**
BATHROOMS**2.5**
CAR GARAGE

Seller pays \$15K towards closing costs or rate buy down. In Bloomfield's Rose II, elegance meets functionality throughout this stunning two-story residence. With 5 spacious bedrooms, 4 baths, and a well-appointed Study, this home is designed for both comfort and style. Exquisite wood floors flow through open common areas, leading to a large Family Room with soaring high ceilings and a striking Stone Fireplace with a cedar mantel and gas starter. The island-centered Deluxe Kitchen is a chef's dream, featuring Quartz countertops, built-in stainless steel appliances, custom cabinetry, pot and pan drawers, and a wood vent hood, all complemented by a walk-in pantry. Two generously sized bedrooms with full baths are conveniently located downstairs. The serene Primary Suite offers an ensuite bath with a garden tub, a separate shower, and a large walk-in closet. Upstairs, an oversized Game Room and Media Room provide versatile spaces for entertainment, while a well-equipped Jack and Jill bath adds to the home's functionality. Outside, a beautiful stone elevation and gutters enhance the home's curb appeal, while the community offers a splash pad, playground, and trails for added recreation. Stop by Bloomfield in Legacy Ranch to learn more.

