



1001 Pecan Glen Drive

MELISSA, TX 75454

LEGACY RANCH CLASSIC 60
CAROLINA IV FLOOR PLAN

PRICED AT

~~\$720,038~~ **\$594,967****3291**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2.5**
CAR GARAGE

Seller pays \$15K towards closing costs and/or rate buy down. Carolina IV plan is one of Bloomfield's most loved plans that offers extensive living spaces & bedrooms spread across two stories. Pull up to the charming corner homesite with effortless curb appeal thanks to a beautiful stone & brick façade with gables, uplights, gutters, a 2.5-car garage, and a custom 8' front door. We fully fence each yard, as well as install a sprinkler system, fresh sod, and front landscaping with stone edging. Inside, hardwood floors take you from the elegant rotunda foyer into the open-concept Family Room with a stone-to-ceiling fireplace centerpiece. Study & Formal Dining Room placed along the way. The Gourmet Kitchen has quartz countertops, a large island, built-in SS appliances (including a gas range), and a dining nook with a buffet. Huge Primary Suite + 2 bedrooms downstairs; biggest secondary bedroom alone upstairs off the Game Room. The Media Room & Extended Covered Patio with a gas drop are also ideal entertaining areas! Visit Bloomfield at Legacy Ranch to tour.

