



1013 Pecan Glen Drive

MELISSA, TX 75454

LEGACY RANCH CLASSIC 60

SEABERRY II FLOOR PLAN

PRICED AT

~~\$730,827~~ **\$647,827****3478**
SQUARE FEET**4**
BEDROOMS**4.0**
BATHROOMS**2**
CAR GARAGE

Seller pays \$15K towards closing costs and/or rate buy down. This stunning Bloomfield Seaberry II perfectly blends luxury and functionality featuring 4 bedrooms and 4 baths with a striking brick and stone facade. Enter through the 8' front door into an elegant main level that includes a study with dual doors, a Formal Dining Room with a Butler's Pantry; and a Deluxe Kitchen with custom cabinetry, built-in SS appliances, and high ceilings that enhance space. The expansive Family Room boasts wood flooring and a cozy Tile Fireplace with a gas starter and wood-burning capabilities, offering warmth and charm. 2 bedrooms, including a tranquil Primary Suite, are conveniently located on the first floor, with a suite showcasing a garden tub, glass-enclosed shower, L-shaped dual vanity, and a large walk-in closet. Upstairs, the open railing off the Game Room overlooks the space below, creating a beautiful flow throughout. Additional highlights include vaulted ceilings, a tankless water heater, a mud bench in the utility room, a gas stub on the patio, gutters, and a J-swing driveway for added curb appeal. Visit Bloomfield at Legacy Ranch!

