



# 4120 Lavina Lane

PROSPER, TX 75078

**WINDSONG RANCH CLASSIC 66**  
MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$922,885~~ **\$814,990****3435**  
SQUARE FEET**5**  
BEDROOMS**4.0**  
BATHROOMS**2.5**  
CAR GARAGE

Seamless blends beauty and functionality in this exquisite two-story, set on an oversized interior lot with a big backyard, fully enclosed by gutters and a gas drop on the extended patio for outdoor entertaining. The striking front elevation, featuring a fully bricked front porch and a charming balcony, creates a grand first impression, complemented by cedar garage doors and an 8' woodcraft three-quarter lite front door. Inside, the open layout includes 5 bedrooms, with 2 conveniently located downstairs, and 4 baths, all enhanced by upgraded wood floors and soaring 8' interior doors. At the heart of the home, the Deluxe Gourmet Kitchen is a chef's dream with Quartz countertops, a farmhouse SS sink, a stylish backsplash, a 5-burner cooktop, a trash pull-out, and rich stained shaker cabinets, while upper cabinets in the laundry room add extra storage. The Family Room exudes warmth with a dramatic Stone-to-Ceiling Fireplace with gas logs, and the Study, enclosed by elegant French doors, offers a quiet retreat. Entertaining is effortless with a Formal Dining Room, an upstairs Game Room and Media Room, and a second-floor Balcony, providing three covered outdoor spaces. The secluded Primary Suite features a serene window seat with backyard views, while an ensuite bath boasts separate vanities, a soaking tub, and a vast walk-in closet. Iron spindles replace the traditional half wall, adding an extra touch of sophistication to the staircase. Completing this exceptional home is a tankless water heater and a spacious 2.5-car garage for extra storage. Call or visit Bloomfield at Windsong Ranch today!

