

# 2308 Saint Andrews Way

ROYSE CITY, TX 75189  
**STONE RIVER GLEN 50S**  
MAGNOLIA II FLOOR PLAN

PRICED AT  
~~\$578,259~~ **\$531,259**

**3436**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**2**  
CAR GARAGE



Welcome to Bloomfield's Magnolia II, a stunning two-story sanctuary boasting 5 bedrooms and 4 baths. Step into elegance with a charming Covered Porch and Formal Dining area, perfect for hosting gatherings. Find relaxation in the spacious Family Room and focus in the Study. Deluxe Kitchen offers culinary delights with custom Shaker cabinets and Granite countertops. Retreat to the serene Primary Suite with a walk-in closet and luxurious garden tub. Upstairs, discover leisure spaces including a Game Room and Media room for entertainment. Enjoy notable touches like Cedar Garage Doors and an 8' Front Door, adding elegance. Experience warmth with a captivating Tile-to-Ceiling Fireplace and Cedar Mantel. Step outside to the Extended Covered Patio with a fan and light kit for outdoor enjoyment. Additional highlights include a secondary bedroom with an ensuite bath, Laminate Wood flooring, gutters, and a gas stub for your grill. Contact us or visit our model home in Stone River Glen.

