

# 2312 Saint Andrews Way

PRICED AT  
~~\$579,360~~ **\$539,360**

ROYSE CITY, TX 75189  
STONE RIVER GLEN 60S  
VIOLET IV FLOOR PLAN

<b>2849</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>3</b> CAR GARAGE
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Introducing Bloomfield's Violet IV floor plan, a two-story sanctuary boasting 4 bedrooms & 3.5 baths. Step into elegance with a Formal Dining Room and unwind in the spacious Family Room. Deluxe Kitchen beckons with Shaker White cabinets, Granite countertops, and built-in SS appliances, complemented by under counter lights. Retreat to the comfort of the Primary Suite, featuring an ensuite bath & walk-in closet. Upstairs, discover leisure spaces like the Game Room and Media room, ideal for entertainment. Enjoy the luxury of Cedar Garage Doors on the 3-car garage and the cozy ambiance of the Tile-to-Ceiling Fireplace with a Cedar Mantel. French Glass doors add sophistication to the Study, while the 8' Republic Front Door makes for a grand entrance. Experience the inviting charm of Laminate Wood flooring before stepping outside onto the Extended Covered Patio, complete with a ceiling fan for enhanced ambiance. Don't miss practical amenities like gutters and gas drop at the patio. Contact us or visit our Stone River Glen model.

