



# 3004 Wild River Road

MELISSA, TX 75454

**LIBERTY**

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$759,949~~ **\$700,000**

**3430**

SQUARE FEET

**5**

BEDROOMS

**3.0**

BATHROOMS

**2.5**

CAR GARAGE



**Seller PAID 2/1 Buydown AND 15k closing costs using preferred lender!** Gorgeous Magnolia II plan from Bloomfield that's designed for function & flexibility with 5 bedrooms and 3 baths. This plan has tons of space for entertaining with upgraded finishes including abundant Laminate Wood floors in downstairs common areas! Study (or Bedroom 5) & Formal Dining Room off the entry; upstairs you'll find the Game Room and a Media Room with a theater-style layout. Enjoy the extra railing that replaces the half wall in the Game Room. The Primary Suite has a luxury bath with individual vanities, both tub & separate shower, and a walk-in closet. 3 more bedrooms are found upstairs. The Deluxe Kitchen has an island layout and comes with upgraded gray cabinets, custom upper cabinets to the ceiling, Quartz countertops throughout, and Stainless Steel appliances. Other thoughtful enhancements include an Extended Covered Patio with a Gas Stub for your grill, a 2.5-car garage with room for off-season storage, 2" faux wood blinds, gutters, and a custom 8' front door. Stop by Trees Farm today for a tour!