



# 223 Shawnee Trail

ALVARADO, TX 76009

**SUNSET RIDGE**

SEABERRY FLOOR PLAN

PRICED AT

~~\$554,239~~ **\$520,000**

**3277**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**2.5**  
CAR GARAGE

Move-In Ready



The Seaberry floor plan is an impressive two-story home situated on a generously oversized interior lot with greenbelt views, blending privacy with picturesque surroundings. Boasting 5 spacious bedrooms and 4 baths, this residence makes a striking first impression with its all-brick facade, 8-foot glass and iron front door, and a charming covered front porch. Inside, the foyer opens to a private Study that includes a closet for added versatility, while beautiful wood-look tile flooring spans the main level's common areas, adding both style and durability. The expansive Deluxe Kitchen is a chef's dream, showcasing Granite counters, custom cabinetry, all-gas stainless steel appliances, a double oven setup, and a walk-through Butler's Pantry that adds both convenience and elegance. The large island flows effortlessly into the grand Family Room with its vaulted 18-foot ceiling and an abundance of windows that bathe the space in natural light. The Primary Suite offers peaceful backyard views and features a thoughtful layout with an L-shaped vanity. Upstairs, the Game Room serves as the perfect space for entertainment or relaxation. This home also includes a two-car swing garage, an extra attached mini garage for added storage or flexibility, full landscaping with gutters, a covered back patio ideal for outdoor living, and a tankless water heater for modern efficiency. Located in Sunset Ridge, where scenic trails and community amenities complete the experience—don't miss your chance to explore this remarkable home today!

