



# 1412 Hutton Branch Trail

AUBREY, TX 76227

**ARROWBROOKE CLASSIC 50**  
JASMINE FLOOR PLAN

PRICED AT

~~\$558,278~~ **\$480,000**

**2098**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**2**  
CAR GARAGE

Move-In Ready



Bloomfield Homes has the perfect single-story option for anyone looking in the Denton-Aubrey area—this Jasmine plan offers 4 bedrooms and 3 full bathrooms in a thoughtful layout designed for everyday living. From the moment you step through the 8' front door, you're greeted by an extended foyer that flows past three secondary bedrooms positioned toward the front and side of the home, each with easy access to full bathrooms that make them ideal for family or guests. Continuing into the heart of the home, the space opens into a bright and welcoming Family Room lined with large windows that fill the home with natural light, while high ceilings create an airy, open feel. The Family Room connects seamlessly to the Kitchen and Breakfast Nook, forming a central gathering space that's perfect for both relaxed daily routines and entertaining. The Deluxe Kitchen is a standout with quartz countertops, stainless steel appliances, pot and pan drawers, a gas cooktop with a vent hood, and custom cabinetry, all anchored by a large center island that makes meal prep and casual dining easy. Tucked at the back of the home for privacy, the spacious Primary Suite offers a quiet retreat with a spa-like bath featuring dual vanities, a soaking tub, a separate glass-enclosed shower, and a large walk-in closet. Throughout the main living areas, wood-look laminate flooring adds durability and warmth, while soft carpet brings comfort to each bedroom. The home also includes window coverings, full gutters, and a tankless water heater for everyday convenience and efficiency. Out back, a covered patio extends your living space outdoors, offering the perfect spot to unwind, and the interior lot setting in ArrowBrooke combines thoughtful design with upgraded finishes in a prime location.



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