



1228 Hutton Branch Trail

AUBREY, TX 76227

ARROWBROOKE CLASSIC 50
VIOLET IV FLOOR PLAN

PRICED AT

~~\$651,859~~ **\$529,000****2838**
SQUARE FEET**4**
BEDROOMS**3.5**
BATHROOMS**2**
CAR GARAGE

Move-In Ready



Discover the Violet IV in the ArrowBrooke community, offering 4 bedrooms, 3.5 baths, and a 2-car garage in a two-story layout. A striking brick and stone exterior is complemented by a contemporary finish package featuring sleek silver and nickel fixtures, hardware, and lighting that carry a clean, modern look throughout the home. Just off the entry, a private study provides flexibility, while the open-concept main living area creates a natural flow between the family room, dining space, and kitchen. A mud room area in the utility room keeps daily life organized and out of sight. The primary suite is conveniently located downstairs, offering separation from the secondary bedrooms. The bath features a relaxing soaking tub, separate shower, a spacious vanity with dual sinks, and a huge walk-in closet. The Deluxe Kitchen is designed to stand out. Shaker-style cabinetry pairs beautifully with quartz countertops, while upgraded details such as a 5-burner cooktop, built-in stainless steel appliances, and a trash pull-out make it as functional as it is stylish. Upstairs, the home truly opens up with an open railing along the staircase and game room. The media room is enclosed with double doors, creating a refined space ready for movie nights or entertaining. 3 secondary bedrooms and 2 full baths are thoughtfully positioned on the second level. Additional upgrades include 2-inch faux wood blinds throughout, full rain gutters, and an extended patio that expands your outdoor living space, perfect for hosting gatherings or enjoying quiet evenings at home. Life in ArrowBrooke means access to an amenity center, clubhouse, resort-style pool, sports fields, playgrounds, parks, hike and bike trails, and four community lakes with scenic ponds woven throughout the neighborhood. Visit Bloomfield Homes at

ArrowBrooke to learn more today!

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