



# 2117 Crosstimber Court

## ARROWBROOKE CLASSIC 60

AUBREY, TX 76227

**Cul-de-sac Lot!**

BELLFLOWER IV FLOOR PLAN

<b>4,226</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.5</b> BATHROOMS	<b>2</b> CAR GARAGE
-----------------------------	----------------------	-------------------------	------------------------

PRICED AT

~~\$783,193~~**\$669,000**

MODEL HOME • 2200 BROKEN ARROW DRIVE | SEABERRY

MODEL HOME • 2204 BROKEN ARROW DRIVE | REDBUD II

Under Contract



A cul-de-sac homesite over a QUARTER ACRE sets the stage for this Bellflower IV featuring 5 bedrooms, 4.5 baths, and a 2-car garage in Arrowbrooke. A brick front porch and 8-foot front door create a welcoming entry, while full rain gutters and a large backyard add everyday practicality and space to enjoy the outdoors. Tall ceilings and RevWood flooring carry through the main living areas, leading into a family room highlighted by a floor-to-ceiling stone fireplace. The open layout connects the family room to the dining area and a deluxe kitchen finished with quartz countertops, under-cabinet lighting, an upgraded kitchen faucet, built-in stainless steel appliances, and plenty of cabinet and prep space. Just off the garage entry, a mudroom helps keep things organized, while a private study with glass French doors sits near the front of the home. The first floor also includes a secondary bedroom with its own ensuite bath and walk-in closet, along with the primary suite tucked toward the back, featuring separate vanities with individual sinks and a large walk-in closet that connects directly to the laundry room for added convenience. Upstairs expands the home with a game room and media room, along with 2 secondary bedrooms connected by a Hollywood-style bath. A private in-law suite offers even more flexibility with 2 walk-in closets, dual sinks, a tub, and a separate shower. Additional features throughout include a tankless water heater, 2-inch faux wood blinds, and professional landscaping. Arrowbrooke offers a wide range of amenities including an amenity center, clubhouse, resort-style pool, sports fields, playground, park, hike and bike trails, and multiple lakes and ponds throughout the community. Visit or call the Bloomfield Homes model in Arrowbrooke to learn more!

