



# 4004 Miscellany Lane

CELINA, TX 75078

SEABERRY II FLOOR PLAN

<b>3,487</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>4.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**MOSAIC**PRICED AT  
\$831,155**\$694,990**

MODEL HOME • 4005 LINEAR DRIVE | SEABERRY II

Move-In Ready



Crafted with intention and elevated detail, this Seaberry II in Mosaic showcases 4 bedrooms, 4 baths, and a 2-car J-swing side-entry garage within a striking two-story design. Positioned on a north-facing homesite with a large backyard, the design balances open-concept living with clearly defined spaces. Wood floors extend throughout the main living areas, carrying a clean, cohesive finish from the entry through the family room. A private study with glass French doors sits just off the foyer. The family room is centered by a floor-to-ceiling fireplace with a cedar mantle, creating a clean focal point that complements the open layout. The Deluxe Kitchen includes built-in stainless steel appliances, under-cabinet lighting, and direct access to a patio gas stub for outdoor grilling. A butler's pantry connects the kitchen to the formal dining room, adding practical storage and serving space. The primary suite is located on the first floor and features a drop-in deck-mount tub, separate shower, L-shaped vanity with dual sinks, and a spacious walk-in closet. A secondary bedroom and full bath downstairs provide comfortable guest accommodations. The second level is arranged with 2 additional secondary bedrooms positioned near spacious game and theater-style media rooms, creating distinct areas for relaxation and entertainment. Additional highlights include a tankless water heater, dual-pane Low-E windows, and full rain gutters for modern efficiency. Residents of Mosaic enjoy The River Amenity Center with a lazy river, fishing pier, indoor and outdoor gathering areas, playground, fitness center, outdoor fire pits, sand volleyball, and lake access. Visit Bloomfield Homes at Mosaic to tour the Seaberry II and learn more!

