



# 1109 Birchwood Drive

**CROWLEY, TX 76036**
**BAYBERRY II FLOOR PLAN**

<b>3,026</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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**HUNTERS RIDGE**
**PRICED AT  
\$510,676**
**\$469,990**
**MODEL HOME • 1001 NORCROSS COURT | DOGWOOD III  
MODEL HOME • 1005 NORCROSS COURT | CAROLINA IV**
**Under Contract**


Introducing the Bayberry II in Hunters Ridge, offering 4 bedrooms, 3.5 baths, and a 2-car garage in a two-story layout that blends comfort with modern style. The contemporary brick exterior makes a strong first impression, complemented by an impressive 8-foot front door. Clean detailing and balanced proportions give the home a polished, updated look. Positioned near the entry, a private study with glass French doors offers a dedicated space for work or hobbies. The family room is highlighted by a tile-to-mantle fireplace that adds texture and warmth while keeping the space connected to the kitchen and breakfast area. The gourmet deluxe kitchen is designed to impress, featuring quartz countertops, generous cabinetry, and a well-positioned island that supports both entertaining and everyday living. Upstairs, 3 secondary bedrooms are arranged alongside a spacious game room and a media room. 1 bedroom includes an ensuite bath, offering added privacy and flexibility for guests or family members. A second-level balcony adds charm and provides an inviting outdoor extension of the living space. An extended covered patio enhances the backyard, creating additional space for outdoor dining, entertaining, or relaxing. Additional upgrades include a tankless water heater, drop-in range, and window seats for modern efficiency and performance. Residents of Hunters Ridge enjoy trails, a community pool, and a playground designed for connection and outdoor living. Come see the Bayberry II at Hunters Ridge and picture your life unfolding in this beautifully designed space!

