



# 9008 New Ballinger Drive

DENTON, TX 76226

**COUNTRY LAKES CLASSIC 50**  
CYPRESS II FLOOR PLAN

PRICED AT

~~\$540,990~~ **\$509,990****2460**  
SQUARE FEET**4**  
BEDROOMS**3.0**  
BATHROOMS**2**  
CAR GARAGE

Move-In Ready



Bloomfield's Cypress II is a luxurious 1.5-story home that seamlessly blends craftsmanship and elegance, offering 4 bedrooms and 3 baths. Beyond the striking 8' Front Door, you'll find an inviting interior enhanced by thoughtfully curated upgrades throughout. A private Study with Glass Doors greets you off the entry, while the Family Room centers around a dramatic Tile-to-Ceiling Fireplace with gas logs, setting a refined yet welcoming tone that flows effortlessly into the Gourmet Deluxe Kitchen. This space is appointed with Shaker-style cabinetry, Level 5 Quartz countertops that extend throughout the entire home, pendant lights above a large island perfect for barstools, and under-cabinet lighting that highlights the beautiful finishes and sleek backsplash. Pot and pan drawers and a custom wood vent hood enhance both style and functionality, while wide-plank Wood floors and expansive windows bring warmth and light into the common areas. Designed with everyday ease in mind, the layout includes a walk-in pantry, large closets, and a buffet at the Breakfast Nook for added serving space. Upstairs, a versatile Game Room, private bedroom, and full bath provide the perfect retreat for guests or multi-generational living. Step outside to a huge covered patio with a gas stub, ideal for cookouts and gatherings, all set on an oversized interior lot with full gutters and lush landscaping. A tankless water heater adds energy efficiency, and access to an amenity-filled community—complete with a pool, playground, trails, and more—makes Country Lakes an unbeatable place to call home. Visit today to discover your next dream home!

