



# 9020 New Ballinger Drive

DENTON, TX 76226

CYPRESS II FLOOR PLAN

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>2,454</b><br>SQUARE FEET | <b>4</b><br>BEDROOMS | <b>3.0</b><br>BATHROOMS | <b>2</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

COUNTRY LAKES CLASSIC 50

PRICED AT

~~\$542,990~~**\$520,990**

MODEL HOME • 301 RIVER MEADOWS LANE | SPRING CRESS II

Move-In Ready



The Cypress II offers 4 bedrooms, 3 baths, and a front-entry 2 car garage in a two-story layout located in Country Lakes. A white brick exterior with gray stone accents and an antique brown front door creates a clean, modern entry before the foyer opens into open-concept living spaces filled with natural light. RevWood flooring runs through the main areas, connecting the family room and carrying into the kitchen and breakfast area for a cohesive feel. The deluxe kitchen is centered around a functional island workspace and features painted cabinetry, quartz countertops throughout the home, pot and pan drawers, an upgraded kitchen faucet, under-cabinet lighting, and built-in stainless steel appliances, all finished with contemporary selections. A dedicated study with double glass doors and a bay window sits just off the entry, offering flexibility for work or hobbies. The primary suite is positioned apart from secondary bedrooms and expanded with a sitting area and tall windows, while the bath includes a large walk-in closet, a vanity with dual sinks, a garden tub, and a separate shower. 2 secondary bedrooms are grouped near a full bath on the first level, while upstairs you'll find the fourth bedroom and third full bath along with a game room. Additional features include full rain gutters, 5-inch baseboards, elongated toilets, and a covered rear patio with a gas stub, ideal for entertaining. Located in Country Lakes, residents enjoy access to community amenities including a playground, park, clubhouse, pond, pool, trails, soccer field, and lake. Visit the Bloomfield Homes model in Country Lakes to learn more about the Cypress II and see this home in person.

