



# 8909 Athens Drive

DENTON, TX 76226

MAGNOLIA FLOOR PLAN

<b>3,187</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>2.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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**COUNTRY LAKES CLASSIC 50**PRICED AT  
\$613,990**\$570,990**

MODEL HOME • 301 RIVER MEADOWS LANE | SPRING CRESS II

Move-In Ready



Featuring 4 bedrooms, 2.5 baths, and a 2-car garage, the Magnolia floor plan offers a two-story layout located in the Country Lakes community, finished with a red brick exterior, dark trim accents, a covered front porch, and an upgraded 8-foot wood and glass front door. Upon entry, the foyer is flanked by both a study with glass doors and the dining room near the front of the home, before the layout opens into main living areas finished with pre-engineered hardwood floors. The family room is highlighted by a stone fireplace extending floor to ceiling, while tall windows bring in natural light. The Deluxe Kitchen features white cabinetry, quartz countertops, built-in stainless steel appliances, a wood vent hood, pot and pan drawers, upgraded backsplash, under-cabinet lighting, and a contemporary silver fixture package. The primary suite is privately located on the first floor and includes granite countertops in the bath, separate vanities each with a sink, and a generous walk-in closet, while a convenient half bath and a utility room with upper cabinets add storage and functionality. Upstairs, the plan opens to a spacious game room, with 3 secondary bedrooms and a shared full bath arranged to keep private rooms and gathering areas distinct. Additional features include 2 inch faux blinds throughout, full rain gutters, and a covered rear patio with a gas stub ready for outdoor use. Residents of Country Lakes enjoy access to community amenities including a playground, park, clubhouse, pond, pool, trails, soccer field, and lake. Tour the Bloomfield Homes model in Country Lakes today to get details on the Magnolia!

