



# 3208 Emerald Trace Drive

**GLENWOOD MEADOWS**

PRICED AT

~~\$756,431~~**\$679,990**

DENTON, TX 76226

BELLFLOWER IV FLOOR PLAN

<b>4,226</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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MODEL HOME • 3017 CREEKHOLLOW COURT | BELLFLOWER IV

Move-In Ready



Grand, multigenerational plan - the Bellflower IV has 5 bedrooms and 4.5 baths split among two levels, with a Primary Suite downstairs and In-Law Suite upstairs! A striking upgraded brick exterior sets the tone, enhanced by an 8' front door with rain glass, added front uplighting, and both covered porch and patio spaces on an oversized interior lot that allows the home to breathe. Inside, the foyer introduces a study behind glass French doors before the layout widens into the main living space and open formal dining room - all lined with handsome RevWood flooring. The Family Room anchors the space with a Level 5 tile-to-ceiling fireplace finished with a box mantel and direct vent, while the open dining connection and the second-floor overlook bordered by open horizontal railing keeps everything contemporarily combined. The Deluxe Kitchen features sparkling quartz countertops, accent tile backsplash, stainless steel appliances built into the custom cabinetry, and a large island, and an equally as large walk-in pantry! The first-floor Primary Suite has backyard views from a long window seat, a generous walk-in closet that has a secondary exit to the laundry room; and a lux bath including a soaking tub, bench-seat shower, 2 separate vanities, and a linen closet. The upstairs In-Law Suite offers another relaxing retreat with its own 5-piece bathroom and dual walk-in closets. All secondary bedrooms have direct bath access and walk-in closets, too! Practical details like 2-inch faux wood blinds, tile in all secondary baths, a landscaping package, and a 2-car garage round out the home. Located in Glenwood Meadows, this community stands apart with a low tax rate, zoning to award-winning Argyle ISD, surrounding private park land, and a setting just under 5 miles from Historic Denton. Visit the Glenwood Meadows model home to experience this Bellflower IV!

