



# 3300 Emerald Trace Drive

DENTON, TX 76226

**GLENWOOD MEADOWS**  
MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$671,835~~ **\$634,990****2849**  
SQUARE FEET**5**  
BEDROOMS**4.0**  
BATHROOMS**2**  
CAR GARAGE

Move-In Ready



**\$10K towards closing costs or rate buy down.** South of Denton, our Magnolia II is a two-story home offering 5 bedrooms and 4 baths with open-concept living spaces classically oriented. An 8-foot wrought iron front door with rain glass opens from a roomy covered front porch to a long foyer with a formal dining room and study positioned on either side. Wood laminate flooring runs throughout the first floor, durable and beautiful for long-term enjoyment. The family room is centered around a Level 5 tile-to-ceiling fireplace topped by a stained box mantel, with the casual dining nook and island kitchen directly connected. Finished in sparkling quartz countertops, upgraded cabinetry, and built-in stainless steel appliances with gas cooking, the deluxe kitchen is ideal for any home chef! Tons of storage provided by a large corner pantry, pot and pan drawers, and a wood vent hood. The primary suite sits just beyond this main space, and includes a spacious bedroom with a window seat, a walk-in closet, and 5-piece bath with two individual vanities. Upstairs opens to a large game room with a separate media room nearby, creating dedicated spaces for entertainment. 3 additional bedrooms upstairs are supported by full baths, including one with its very own private bath! Faux wood blinds are planned throughout the home, and an extended covered patio adds outdoor living space at the rear so you can enjoy the fenced yard in shade. Call or visit the Bloomfield Homes model at Glenwood Meadows to learn more about this Magnolia II!

