



# 3204 Emerald Trace Drive

DENTON, TX 76226

## GLENWOOD MEADOWS

SPRING CRESS II FLOOR PLAN

PRICED AT

\$685,990 **\$645,990**

**3696**

SQUARE FEET

**5**

BEDROOMS

**4.0**

BATHROOMS

**2**

CAR GARAGE



**ELEVATION C**

**\$10K towards closing costs or rate buy down.** Bright and open 5 bedroom, 4 bath two-story that checks all the boxes! Connected living spaces dance with natural light, with dedicated areas for work and play. First floor common areas are lined with RevWood floors that have water- and scratch-resistant properties, including the study and formal dining room that sit right off the foyer. The central space has the family room, kitchen and breakfast nook combined with a soaring two-story ceiling and tile fireplace. Any home chef will adore the huge island workspace where barstools seamlessly fit and the sink faces out to the rest of the room. Gas cooking is offered on built-in stainless steel appliances, there's tons of storage space from deep cabinets and a walk-in pantry, and flawless design selections include quartz countertops and designer backsplash! The primary suite, privately tucked away with a gorgeous ensuite bath, and a guest bedroom sit on opposite ends of the back hallway. Overlooking the family room from above, the game room creates a secondary living space - and an attached media room is great for a home theatre or den. 3 more secondary bedrooms also sit upstairs, all very roomy and without shared walls! This new home will have a fully fenced backyard, irrigation system, fresh landscaping, and a builder warranty - plus a low tax rate while living in a community surrounded by private park lands! Under 5 miles to UNT and Historic Denton and zoned to the award-winning Argyle ISD. Visit Bloomfield Homes at Glenwood Meadows to experience the area and see all our homes offer!



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