



# 2712 Railway Street

MCLENDON-CHISHOLM, TX 75126

ROSE FLOOR PLAN

<b>3,421</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>3</b> CAR GARAGE
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**MERAKI**PRICED AT  
~~\$625,729~~**\$529,729**

MODEL HOME • 2019 MERAKI PKWY | SEABERRY II

Move-In Ready



The Rose offers a two-story layout with 4 bedrooms, 3.5 baths, and a deep 3 car garage with cedar doors, designed to balance open living and private spaces. A brick exterior is finished with a fully bricked front porch, full rain gutters, an upgraded 8 ft front door, a 6 foot wood privacy fence, and professionally installed landscaping with stone edging, creating polished curb appeal from the start. The first floor is unified by hardwood flooring that connects the foyer, study with glass French doors, and main living areas, while 5 inch baseboards add a finished touch throughout. The family room is centered around a stone fireplace extending floor to ceiling, remaining visually open to the kitchen and dining space. The kitchen is equipped with quartz countertops, built-in stainless steel appliances, an apron sink, and direct access to the covered patio, making it functional and cohesive. A dedicated media room on the first floor provides a separate, enclosed space for movie nights. The primary suite is located at the back of the home and includes an enlarged shower, separate vanities with dual sinks, comfort-height toilets, and a spacious walk-in closet. A utility room with upper cabinets adds valuable storage, while 2 inch faux blinds are installed throughout the home. Upstairs, a central game room anchors the second level alongside 3 secondary bedrooms and 2 full baths, with 2 bedrooms sharing a Hollywood-style bath for efficient use of space. Located in Meraki, a master-planned community known for open green space and planned trails, the setting complements the home's thoughtful design and sense of connection. Visit the Bloomfield Homes model to learn more about the Rose and see how this plan comes together.

