



# 1012 River Oaks Drive

GODLEY, TX 76044

ANGELINA IV FLOOR PLAN

<b>2,747</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**STAR RANCH CLASSIC 50**PRICED AT  
~~\$456,797~~**\$410,000**MODEL HOME • 1008 BRENHAM DRIVE | REDBUD II  
MODEL HOME • 1012 BRENHAM DRIVE | VIOLET IV

Under Contract



Grand, light-filled two-story with as many windows as a custom build! Great front and back outdoor spaces compliment the high-level family room where an 18-foot ceiling and 12 large picture windows make the ultimate statement. Deluxe Kitchen completes the heart of the home, equipped with built-in stainless steel appliances, pendant lights above a California island, a custom wood vent hood, and designer backsplash paired with lightly stained custom cabinetry. Storage abounds - deep cookware drawers sit below the gas cooktop, there's a walk-in corner pantry, and over 15-feet of cabinet space. A guest suite is located off the central space downstairs, with a full bath just outside the door. The spacious Primary Suite, 2 more bedrooms and another hall bath are situated upstairs around the game room and attached media room. Thoughtfully placed, the vantage point from the Primary windows lets you always see who is coming and going. You're only a couple blocks from the community trails, greenspace and pond - plus, Star Ranch sits across the road from the local elementary if you have students! When you want to stay home and work around the house, this build is a prepped blank canvas with fresh sod, stone-edged flower beds, an irrigation system, full fencing, rain gutters, even 2-inch faux wood blinds included. Quartz countertops in the kitchen, granite in baths, and upgraded flooring and tile selections throughout. Much more to see - reach out to Bloomfield Homes at Star Ranch to learn everything this prototype includes!

