



# 814 Alder Drive

LAVON, TX 75166

CYPRESS FLOOR PLAN

<b>2,038</b> SQUARE FEET	<b>3</b> BEDROOMS	<b>2.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**BEAR CREEK CLASSIC 50**PRICED AT  
~~\$404,291~~**\$386,711**MODEL HOME • 144 BURNETT DRIVE | CYPRESS II  
MODEL HOME • 156 BURNETT DRIVE | WILLOW II

Move-In Ready



Single-story with a bright and open layout hosting 3 bedrooms, 2 baths, and a 2-car garage in Grand Heritage. Natural light sets the tone early, with a large bay window shaping the exterior and study inside, where glass panes on the French doors enhance the wide foyer entrance. Large body, ceramic tile runs continuously through the entry, study, kitchen, breakfast area, and family room. Arranged around an island workspace with space for barstools and pendant lights, the kitchen showcases painted shaker cabinetry, exotic Level 5 quartz countertops in Mystic Gold, an upgraded glossy backsplash, trash can drawer, and gas cooking on stainless steel appliances. There's plenty of room in the walk-in pantry, but if that's not enough, utilize the built-in buffet for more surface and storage area! The primary suite is set apart from secondary bedrooms and expanded with a sitting room, while the bath is finished with more upgraded tile selections at both the tub and shower. Secondary bedrooms are grouped efficiently near a shared full bath, both enjoying walk-in closets and backyard views. Salt Plains brick with buff mortar, an upgraded 8-foot front door, full gutters, uplights, full landscaping, sprinkler system, and a covered rear patio with a gas stub round out the home's exterior features. Community amenities in Grand Heritage include a clubhouse, community pools, trails, parks, and a fitness center. Bloomfield's model home is open daily and showcases the two-story version of the Cypress - come take a tour and drive the neighborhood!

