



# 869 Alder Drive

LAVON, TX 75166

## BEAR CREEK CLASSIC 50

DEWBERRY II FLOOR PLAN

PRICED AT

~~\$519,501~~ **\$479,501**

**3026**

SQUARE FEET

**4**

BEDROOMS

**3.5**

BATHROOMS

**2**

CAR GARAGE

Under Contract



NEW! NEVER LIVED IN – Move-In Ready December 2025! The Dewberry II from Bloomfield Homes is a two-story plan with 4 bedrooms, 3.5 baths, a media room, game room, private study, and a covered outdoor space built for year-round use. Downstairs starts with an open foyer and 8' front door, leading to the Study with glass French doors that has flexible use as a home office or formal dining room. The main living area opens wide with tall ceilings, picture windows, and a floor-to-ceiling porcelain tile fireplace that adds a clean vertical finish. The kitchen is one of the largest plans we offer, with extended cabinets along the walls, extra storage under the island, and the biggest walk-in pantry in the lineup. The Deluxe Kitchen package brings it all together with built-in stainless steel appliances, deep pot and pan drawers, a trash can drawer, and a wood vent hood that runs to the ceiling with added upper storage. Level 4 exotic granite tops it off! The laundry room, powder bath, and garage entry sit right off the kitchen for easy daily flow. The only bedroom downstairs is the Primary, complete with a private bath and walk-in closet. All 3 secondary bedrooms are upstairs, along with the Media Room, Game Room, and 2 more bathrooms. Relax out back on the extended covered patio, where a gas line at the column makes it easy to use your grill or fire pit. The home includes full gutters, uplights, and conduit for flat screen TVs in multiple rooms. Located in Grand Heritage in Lavon, this home sits in a community with trails, resort-style pool, clubhouse, fitness center, and quick access to Lake Lavon. Come by to explore more with Bloomfield Homes!



*Document generated Dec 17, 2025. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.*