



# 798 Alder Drive

**LAVON, TX 75166**
**Deep Garage!**
**VIOLET III FLOOR PLAN**

<b>2,667</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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**BEAR CREEK CLASSIC 50**
**PRICED AT**
~~\$498,021~~
**\$455,990**
**MODEL HOME • 144 BURNETT DRIVE | CYPRESS II**
**MODEL HOME • 156 BURNETT DRIVE | WILLOW II**
**Move-In Ready**


**\$10K towards closing costs regardless of lender!** This Violet III is a two-story plan with 4 bedrooms, 3.5 baths, and a deep 2-car garage finished with a brick and stone exterior, buff mortar, and an upgraded 8' front door. Porcelain wood tile extends through the main living areas and study, establishing a durable base to last for years. Whether you need a quiet workspace or prefer a room with flexible use, there's a study off the front entry behind glass French doors and a powder bath nearby. A fully-equipped Deluxe Kitchen comes finished with quartz countertops, an upgraded backsplash, a built-in gas cooktop with deep pan drawers beneath, beautiful wood vent hood reaching the ceiling, pendant lights above the island, and a generous corner pantry! The family room centers on a contemporary fireplace finished in glossy marble-look tile that extends from floor to ceiling, catching daylight from the surrounding windows. The primary suite is located on the main level and paired with a bath finished in upgraded tile across the floors and shower walls, along with a nice walk-in closet. Open horizontal stair railing visually connects both levels at the upstairs game room, with 3 secondary bedrooms and 2 full baths arranged along the perimeter (including a private ensuite). Practical features are integrated throughout, including a mud room off the garage, prewiring for future TV locations, full gutters, a tankless water heater, and a covered rear patio with a gas line already in place. Community amenities will always give your family something to do with a park, playground, trails, 2 community pools, basketball court, fitness gym, and a clubhouse with 3 event rooms. Visit the Bloomfield Homes model in the community to learn more!

