



861 Alder Drive

LAVON, TX 75166

BEAR CREEK CLASSIC 50

VIOLET IV FLOOR PLAN

PRICED AT

~~\$522,569~~ **\$464,990**

2876

SQUARE FEET

4

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE

Under Contract

Special Offer



FREE Fridge & Blinds PLUS \$10K towards closing costs regardless of lender! MUST CLOSE BY January 31, 2026! The Violet IV is a showstopper—brand new, never lived in, and designed with both elegance and comfort in mind. From the moment you arrive, the blend of brick and stone accented with charming gables delivers instant curb appeal. Step through the 8' front door into a wide foyer with soaring ceilings, where the sightlines pull you straight into the heart of the home. The open-concept Family Room is framed by high vaulted ceilings and anchored by a gorgeous Tile-to-Ceiling Fireplace, while the Deluxe Kitchen impresses with exotic Level 5 quartz countertops, built-in stainless steel appliances, a wood vent hood, and pot-and-pan drawers beneath. There's a walk-in pantry for storage and a spacious Laundry Room with a mud room off the garage for convenience. Just off the entry, you'll find the first bedroom and a full guest bath, perfect for visitors. Upstairs, an open railing at the Game Room overlooks the Family Room below, and a dedicated Media Room offers the ultimate entertainment space. The Primary Suite is a true retreat with a garden tub, separate shower, dual sinks, and a walk-in closet. Level 4 porcelain tile in the Primary Bath adds a refined touch, and the deep 2-car garage offers extra storage or hobby space. Outdoors, a covered patio with a gas stub is ready for grilling, and the full landscaping package with sprinklers completes the picture. All of this is set in Grand Heritage, where resort-style amenities make every day feel like a getaway.

