



438 London Drive

LAVON, TX 75166

BEAR CREEK CLASSIC 60

DEWBERRY III FLOOR PLAN

PRICED AT

~~\$608,218~~ **\$559,990**

3261
SQUARE FEET

5
BEDROOMS

3.5
BATHROOMS

3
CAR GARAGE



Available September 2025

Special Offer

Free Fridge AND Blinds PLUS \$10K towards closing costs regardless of lender! MUST CLOSE BY JULY 31st! Our

Dewberry III plan seamlessly blends elegance and practicality, featuring a Jack-and-Jill Bath upstairs and a covered balcony off the Game Room, creating three distinct outdoor living spaces for added enjoyment. The contemporary layout offers 5 bedrooms, 3 full baths, a powder bath, and a versatile Game Room surrounded by four secondary bedrooms—ideal for both everyday living and entertaining. Set on an oversized interior lot with an all-brick facade and a 3-car garage, this home exudes curb appeal and functional design. Inside, rich Engineered Oak floors flow throughout the first-floor common areas, leading you into the Deluxe Kitchen, where custom cabinetry is paired with Quartz and Granite countertops, a wood vent hood, gas cooktop, pot and pan drawers, and stainless steel appliances. The Family Room is warmed by a dramatic Tile-to-Ceiling Fireplace, while a sleek horizontal stair railing adds a modern touch to the open-concept layout. The Primary Suite is a serene retreat, featuring a garden tub, separate shower with Porcelain marble-look tile at Bath 1, dual sinks, and a spacious walk-in closet. Step out to the extended patio, where a gas drop is ready for outdoor grilling. Additional conveniences include a tankless water heater, gutters, and an impressive 8' front door—all wrapped within an amenity-

filled community offering a clubhouse, trails, playground, and more. This home is a perfect blend of comfort, style, and

Document generated Jun 22, 2025. Prices, plans, square footage, features 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 vary per plan.

Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.

