



418 Aspen Way

LAVON, TX 75166
Media Room
MAGNOLIA II FLOOR PLAN

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|-----------------------------|----------------------|-------------------------|--------------------------|
| 3,430 SQUARE FEET | 4 BEDROOMS | 3.5 BATHROOMS | 2.5 CAR GARAGE |
|-----------------------------|----------------------|-------------------------|--------------------------|

BEAR CREEK CLASSIC 60
**PRICED AT
\$576,733**
\$527,743
**MODEL HOME • 144 BURNETT DRIVE | CYPRESS II
MODEL HOME • 156 BURNETT DRIVE | WILLOW II**


\$10K towards closing costs regardless of lender! Located in the Grand Heritage community, the Magnolia II features 4 bedrooms, 3.5 baths, and a 2.5-car garage with an extended driveway in a spacious two-story home. The first floor sets the tone with wood-look tile flooring through the main living areas and a welcoming covered front porch. Near the entry, a private study with glass French doors sits across from the dining room. The family room flows naturally into the breakfast area and kitchen, creating one open living space. The Deluxe Kitchen pulls its weight with quartz countertops, Shaker-style cabinets, a convenient trash can pull-out, and built-in stainless steel appliances. Even better, the refrigerator and blinds are included for FREE, making move-in that much easier. A mud room helps keep everyday life organized, and comfort-height toilets add a practical touch throughout the home. The primary suite is located downstairs and features a spacious bath with a large walk-in closet, separate vanities each with a sink, a garden tub, and a shower. Upstairs is where the home really opens up. A large game room sits at the center of the second level, with a dedicated media room ready for movie nights or weekend game days. 3 additional bedrooms and 2 full baths complete the upper floor, along with a balcony that offers a unique outdoor space to relax. Out back, the extended patio creates the perfect spot for grilling or gathering with friends. Full rain gutters and a tankless water heater add efficiency and long-term performance. Life in Grand Heritage means weekends well spent. Residents enjoy 2 community pools, parks, playgrounds, trails, fishing ponds, a clubhouse for events, and a fitness center just minutes from home. Visit Bloomfield Homes in Grand Heritage to see why the Magnolia II continues to be a favorite floor plan!

