



111 Cedar Grove Court

LAVON, TX 75166

BEAR CREEK ELEMENTS

WILLOW II FLOOR PLAN

Cul-de-Sac

PRICED AT

~~\$429,307~~ **\$388,990****2494**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2**
CAR GARAGE

Move-In Ready



\$10K towards closing costs regardless of lender! Introducing the Willow II, a radiant and functional two-story residence that offers 4 bedrooms and 3 bathrooms. Nestled on an oversized cul-de-sac homesite with a striking brick and stone facade, this thoughtfully designed home combines elevated style with everyday comfort. The downstairs layout includes the Primary Suite and 2 additional bedrooms, ensuring convenience and ease of access, while upstairs, a versatile Game Room, fourth bedroom, and third bathroom provide a private retreat for guests. Throughout the common areas and Study, Porcelain Wood-look Tile flooring delivers both durability and elegance, and the Study is enclosed with Glass French doors to create a quiet, refined workspace. The modern kitchen is a standout, featuring all gas stainless steel appliances, a spacious center island, flat-panel cabinetry, and upgraded picket tile backsplash that extends to the ceiling, all complemented by sophisticated Granite countertops. The Primary Suite is a true retreat with a large walk-in closet, soaking tub, and separate shower. Additional highlights include an upgraded 3-Lite solid wood and glass front door, a convenient laundry room near the garage, a tankless water heater for energy efficiency, and gutters for added peace of mind. Located in an amenity-filled community offering trails, a playground, a clubhouse, and more, the Willow II delivers a perfect balance of luxury and livability. Visit today to explore this charming home!

