



111 Cedar Grove Court

LAVON, TX 75166

Cul-de-Sac

WILLOW II FLOOR PLAN

2,494 SQUARE FEET	4 BEDROOMS	3.0 BATHROOMS	2 CAR GARAGE
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BEAR CREEK ELEMENTS

PRICED AT

~~\$429,307~~**\$373,452**

MODEL HOME • 144 BURNETT DRIVE | CYPRESS II

MODEL HOME • 156 BURNETT DRIVE | WILLOW II

Under Contract



\$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!

