



# 7308 Iris Road

LITTLE ELM, TX 76227

BAYBERRY III FLOOR PLAN

<b>3,261</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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**UNION PARK CLASSIC 55**PRICED AT  
\$696,165**\$564,000**MODEL HOME • 1817 RUNNING CREEK TRAIL | MAGNOLIA II  
MODEL HOME • 1821 RUNNING CREEK TRAIL | VIOLET IV

Under Contract



Experience space, style, and smart upgrades in Bloomfield Homes' Dewberry III, a beautifully crafted two-story home offering 5 bedrooms, 4.5 bathrooms, and a 2-car garage, all situated on an oversized interior lot. The exterior boasts timeless curb appeal with a second-floor balcony, complete brick facade and porch, upgraded 8' front door, gutters, glow from exterior lighting, landscaping package, and a premium garage door. Inside, upgraded wood flooring and pure white cabinets bring the open layout to life. Natural light floods through the extensive windows, including into the large Study with classic French doors. A gas starter fireplace with direct vent and a boxed mantle adds warmth to the living space, and it has large body tile that matches the kitchen backsplash. The Deluxe Kitchen features upgraded quartz countertops, custom cabinets, marble-look backsplash, pendant lights, built-in stainless steel appliances (including a gas cooktop), pot and pan drawers, an upgraded Delta faucet, a single-bowl sink to clean your largest cookware, huge island with a trash pull-out drawer, and a truly Texas-sized pantry! The Primary Suite is a relaxing retreat on the first floor with dual sinks, a bench seat shower, and a garden tub. Additional highlights include a HomePro security system, whole-home surge protector, 2-inch faux wood blinds, upgraded showers, modern stair railing, and an extended covered back patio with a gas stub to easily connect a fire pit or grill. Don't miss this Dewberry III in Union Park, one of Bloomfield's most sought-after communities!

