BLOOMFIELD HOMES



COMMUNITY SALES MANAGER

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LITTLE ELM, TX 76227

ROSE II FLOOR PLAN

3,557	5	4.0	2
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

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UNION PARK CLASSIC 55

PRICED AT

~~$705,936~~ **$575,000**

MODEL HOME • 1817 RUNNING CREEK TRAIL | MAGNOLIA II

MODEL HOME • 1821 RUNNING CREEK TRAIL | VIOLET IV



Welcome to this stunning Rose II, offering 5 bedrooms, 4 baths, a study, gameroom, media room, and a 2-car garage, beautifully designed with spacious living and upscale finishes in mind in the highly desirable Union Park community. From the moment you arrive, the upgraded brick elevation, brick front porch, full gutters, and impressive 8' front door create exceptional curb appeal, leading into an inviting interior where upgraded laminate flooring flows throughout the main living areas for both style and durability. Just off the entry, the private study features elegant French glass doors, while the flexible layout includes an additional bedroom and full bath on the main floor for added convenience. The deluxe kitchen serves as the heart of the home, showcasing granite countertops, a 5-burner gas cooktop, built-in appliances, pot and pan drawers, under-cabinet lighting, upgraded faucet, and a spacious design that opens seamlessly to the family room. The living area is anchored by a dramatic floor-to-ceiling tile fireplace with a boxed mantel and direct vent, creating a warm and visually striking focal point. Upstairs, you'll find a generously sized gameroom and a dedicated media room enclosed with double doors, along with additional bedrooms and baths that provide flexible space for entertaining or relaxing. Additional upgrades include 8' interior doors on the first floor, 2-inch faux blinds throughout, a mud room with built-in bench cabinetry, gas drop at the covered back patio, and enhanced lighting features throughout. Situated in Union Park, this home offers access to top-tier community amenities, scenic green spaces, and a vibrant neighborhood lifestyle, making it the perfect blend of comfort, luxury, and everyday functionality.

EQUAL HOUSING OPPORTUNITY

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