



7316 Iris Road

LITTLE ELM, TX 76227

ROSE II FLOOR PLAN

3,560 SQUARE FEET	5 BEDROOMS	4.0 BATHROOMS	2 CAR GARAGE
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UNION PARK CLASSIC 55PRICED AT
~~\$708,673~~**\$567,000**MODEL HOME • 1817 RUNNING CREEK TRAIL | MAGNOLIA II
MODEL HOME • 1821 RUNNING CREEK TRAIL | VIOLET IV

Under Contract



This spacious Rose II by Bloomfield Homes offers 5 bedrooms, 4 full bathrooms, and a 2-car garage—beautifully positioned on a deep west-facing lot with a relaxing park view. Curb appeal stands out with an upgraded brick front porch, an impressive 8' front door, and an upgraded garage door with trim. A cedar fence surrounds the backyard for added privacy, and the home comes complete with full gutters, a home security system, and a whole-house surge protector already installed. Step inside to an open, light-filled layout designed for both everyday living and entertaining. The family room features 4 upgraded LED lights and centers around a direct-vent tile fireplace with a mantel. Just off the entry is a private study with elegant glass French doors—ideal for working from home. A spacious open media room with double doors upstairs adds even more flexible space. The Deluxe Kitchen shines with an upgraded backsplash, under-cabinet lighting, pendant lights over the island, and modern cabinetry with a built-in trash pull-out. A gas drop at the covered back patio makes outdoor cooking easy. The primary suite is tucked away on the main floor, offering a peaceful retreat with its own LED lighting, dual vanities, a walk-in tiled shower with seat, and a deck-mounted tub. A secondary bedroom with a full bath is also downstairs—great for guests or multigenerational living. Upstairs, you'll find 3 additional bedrooms, and 2 bathrooms. Throughout the home, you'll find upgraded tile in all bathrooms and the laundry room, plus soft carpet in the secondary bedrooms. Additional features include double flood lights, and energy-saving touches like a tankless water heater. Built by Bloomfield Homes with quality craftsmanship and thoughtful upgrades, this home is perfectly located with parks, trails, and community amenities just steps away. Call or visit Bloomfield Homes in Little Elm at Union Park!

