



# 2408 Bear Trail

MANSFIELD, TX 76063

**TRIPLE DIAMOND RANCH**  
MAGNOLIA II SIDE ENTRY FLOOR PLAN

PRICED AT

~~\$771,604~~ **\$674,604****3430**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**3**  
CAR GARAGE

Move-In Ready



This Magnolia II sits proudly on an oversized corner lot and boasts exceptional curb appeal with custom landscape and a side-entry 3-car garage with cedar doors. Enter onto rich hand-scraped hardwood flooring that flows throughout the first-floor common areas. A convenient study with glass French doors is just off the entry, and is perfect for working from home. The open-concept family room features a direct-vent, gas fireplace, and easy access to the covered patio. The gourmet kitchen blends style and function with quartz countertops, a marble mosaic backsplash, and custom cabinetry with pot-and-pan drawers, a custom wood hood, and under-cabinet lighting. The Professional Series appliance package includes double ovens, a 5-burner gas cooktop, and an ultra-quiet dishwasher. The upstairs game room opens to a spacious balcony and a media room for family movie nights. 2 additional bedrooms and 2 full baths complete the second floor. Additional features include full sod and sprinklers, full gutters, garage door openers, a gas stub on patio, ceiling fans, and luxurious finishes throughout. Don't miss your chance to own this beautiful new home and begin living the life you deserve!

