



2408 Bear Trail

MANSFIELD, TX 76063

MAGNOLIA II SIDE ENTRY FLOOR PLAN

3,430 SQUARE FEET	4 BEDROOMS	3.5 BATHROOMS	3 CAR GARAGE
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TRIPLE DIAMOND RANCH

PRICED AT

~~\$771,604~~**\$674,604**

MODEL HOME • 2407 ROYAL DOVE LN | PRIMROSE VI

Move-In Ready

3% SELLER CREDIT



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!

