

# 2312 River Trail

MELISSA, TX 75454

**LEGACY RANCH**

ROSE II FLOOR PLAN

PRICED AT

\$741,315 **\$579,990**

**3557**

SQUARE FEET

**4**

BEDROOMS

**3.5**

BATHROOMS

**2.5**

CAR GARAGE



**TWO-STORY MODEL HOME FOR SALE!** Bloomfield Homes' Rose II model is officially on the market! Perfectly placed near the Legacy Ranch entrance and just minutes from the splash pad, playground, and walking trails, this former model home combines timeless design with thoughtful upgrades throughout. Inside, an airy two-story family room with a floor-to-ceiling tiled fireplace and expansive windows fills the main living space with natural light. The open kitchen stuns with gray shaker-style cabinetry, veined quartz countertops, a designer backsplash, a gas cooktop, and built-in stainless steel appliances. A bright breakfast nook overlooks the covered patio and backyard, creating the perfect setup for indoor-outdoor living. The primary suite offers a private retreat with a wall of windows, a soaking tub, a glass-enclosed shower, dual sinks, and a large walk-in closet. Upstairs, the spacious game room and enclosed media room provide multiple entertainment zones, while three secondary bedrooms—each with distinct character—share two full baths. Modern finishes like metal stair railings, upgraded tile and carpet, and coordinated hardware elevate every space. More perks to be discovered—gutters, uplighting, premium landscaping, and a built-in security system—just visit or call Bloomfield at Legacy Ranch before it's too late!



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