



# 3420 Abingdon Drive

MELISSA, TX 75454

**LIBERTY**

BELLFLOWER II FLOOR PLAN

PRICED AT

~~\$787,359~~ **\$674,986**

**3780**

SQUARE FEET

**4**

BEDROOMS

**3.5**

BATHROOMS

**2.5**

CAR GARAGE



**Seller pays \$15K towards closing costs and/or rate buy down.** Beautiful brick & stone elevation situated on a huge, corner homesite- enjoy an ideal open layout with high ceilings, 2 full bedrooms on the first floor, a Jack & Jill bath shared by 2 bedrooms upstairs, and dedicated living spaces for work & entertaining. The curb appeal with a 2.5-car garage is undeniable, complemented by extras like a custom 8' front door, full gutters, and a landscaping package with stone-edged flower beds. Upon entering, you'll be greeted by wood flooring leading from the foyer to the transitional Family Room- where your eyes will immediately be drawn to the 17' ceiling with an overlook from the Game Room above! Deluxe Kitchen provides built-in SS appliances, upgraded countertops, and a wood vent hood. Downstairs has a Formal Dining Room, Study, Guest Suite, and a luxurious Primary Suite (separate vanities & enlarged shower). The large Primary closet even has a second entrance from the laundry! Game Room upstairs & Covered Rear Patio with gas stub offer additional living spaces.

