



# 3417 Running Stream Way

MELISSA, TX 75454

## LIBERTY

CAROLINA IV FLOOR PLAN

PRICED AT

~~\$697,232~~ **\$614,974**

**3285**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**3**  
CAR GARAGE

Move-In Ready



**Seller pays \$15K towards closing costs or rate buy down.** Bloomfield's highly sought-after Carolina IV plan features 4 generously sized bedrooms and a variety of living spaces, all ready for your personal touch. Set on a tranquil interior lot, this East-facing home showcases a beautiful brick and stone elevation that makes a lasting impression from the moment you arrive. The open-concept design is perfect for entertaining, with a striking Stone-to-Ceiling Fireplace framed by a cedar mantel in the Family Room, creating a warm and inviting atmosphere. Durable wood floors flow through the main areas, offering both beauty and easy maintenance. The Study, conveniently located off the foyer, provides a quiet work or reading space, while the Formal Dining Room, just beyond, sets the stage for memorable meals. At the heart of the home, the Deluxe Kitchen is a culinary showpiece with a large island, sleek granite countertops, a gas cooktop, double oven, pot and pan drawers, a wood vent hood, and custom upgraded cabinetry—all thoughtfully arranged around a convenient buffet and spacious walk-in pantry. Everyone can enjoy their own space, with a first-floor Primary Suite offering a spa-like ensuite. Upstairs, you'll find Bedroom 4 and Bath 3, along with a spacious Game Room and dedicated Media Room, perfect for movie nights and entertaining. Completing the home are thoughtful touches like an 8' Front Door, full gutters, fresh landscaping, a gas drop on the patio for easy outdoor cooking, and a spacious 3-car garage for added convenience. Visit Bloomfield at Liberty today to learn more!

