

1140 Hitching Post Way

OAK POINT, TX 75068

SEABERRY II FLOOR PLAN

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| 3,487 SQUARE FEET | 4 BEDROOMS | 4.0 BATHROOMS | 2 CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

CHAPARRAL PARK 60-65

PRICED AT
\$699,229

\$628,000

MODEL HOME • 1181 HITCHING POST WAY | SEABERRY II
MODEL HOME • 1185 HITCHING POST WAY | ROSE II

Available April 2026



West-facing, two-story, the Seaberry II holds transitional living spaces among 4 large bedrooms and 4 baths (2 up, 2 down). Soaring ceilings, wide hallways, extensive windows, 8' doors throughout, an exposed second floor and staircase, and a gourmet kitchen define the central living space - drenched in engineered wood floors in a coastal oak stain, custom white cabinetry, white quartz surfaces, and pearlescent kitchen backsplash opposite a stone-to-ceiling fireplace. Contrast comes from matte black lighting fixtures (including pendant in kitchen and chandelier in formal dining) and elegant full oak stairs in Blackwood stain and modern box newel railing (extended upstairs along overlooks). Fully-equipped to whip up any meal, the kitchen comes with all the necessities: custom stacked cabinets to the ceiling (glass uppers for display storage), double ovens, 5-burner cooktop sitting flush above deep cookware drawers, a wood vent hood, a trash pull-out drawer, Delta faucet at a single-bowl sink, and a sizeable walk-in pantry parallel to the butler's pantry that connect to the formal dining room - all with soft-close drawers! Set in the rear, the primary shares NO WALLS with the rest of the home and has peaceful backyard views from a window seat. Plenty of room given for a king-bed set between two picture windows, and the bathroom checks all the boxes with an L-shaped vanity that provides individual spaces for two, a deck-mount tub surrounded in Level 4 tile, and a separate shower with seat and more tile upgrades! Additional upgrades include Home Pro Media Package for the media room (screen-4K projector-surround sound), outlets placed for TVs, patterned tile in the mud room, glass French doors at the study, gutters, blinds, EV charging outlet, upgraded exterior selections, cabinets added to mud room AND MUCH MORE! Call Bloomfield to discover all this home offers.

