



13157 Zion Drive

PROVIDENCE VILLAGE, TX 76227

WOODSTONE

DEWBERRY II FLOOR PLAN

PRICED AT

~~\$546,667~~ **\$526,667****3034**
SQUARE FEET**4**
BEDROOMS**3.5**
BATHROOMS**2**
CAR GARAGE

Available April 2026



4% Seller Contribution! Apply it toward closing costs or a rate buydown. Restrictions apply. See Community Manager for details. This Dewberry II offers 4 bedrooms, 3.5 baths, and a functional two-story layout. A clean brick exterior is paired with an arched covered front porch and an upgraded 8-foot front door, creating a polished and welcoming entry. Just off the foyer, a private study enclosed with glass French doors provides a quiet space for work or hobbies before the home opens into the main living area. The family room stands out with a striking stone-to-ceiling fireplace that adds definition to the space. The Deluxe Kitchen connects seamlessly to the family and breakfast areas and features built-in stainless steel appliances, generous quartz counter space, and an efficient layout that supports both daily routines and entertaining. At the back of the home, an extended covered patio with a gas drop offers a comfortable outdoor space ready for grilling or relaxing. The primary suite is located on the first floor and includes a spacious bedroom filled with natural light, a walk-in closet, and a bath featuring a single vanity with dual sinks, a garden tub, and a separate shower. Upstairs, 3 secondary bedrooms are arranged alongside 2 full baths. A large game room overlooks the living area below with open railing, while the theater-style media room is positioned at the back of the second floor for a more immersive and private viewing experience. Additional features include 5-inch baseboards throughout the first floor, 2-inch faux wood blinds, a tankless water heater, and a 2-car garage. Located in the Woodstone community in Providence Village, residents enjoy access to amenities including a pool, pool house, pavilion, playground, and neighborhood trails. Visit the Bloomfield Homes model in Woodstone to learn more about the Dewberry II and see how this home comes together.

