



13117 Yellowstone Way

PROVIDENCE VILLAGE, TX 76227

WOODSTONE

DEWBERRY III FLOOR PLAN

PRICED AT

~~\$557,561~~ **\$485,000**

3269

SQUARE FEET

5

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE

Move-In Ready



4% Seller Contribution! Apply it toward closing costs or a rate buydown. Restrictions apply. See Community Manager for details.

The Dewberry III offers 5 bedrooms and 3.5 baths in a sophisticated two-story layout. Enter through the welcoming foyer and be greeted by glass French doors leading to a Study at the front of the house, perfect for working from home. The large Family Room, situated on the opposite side, flows into the open Deluxe Kitchen featuring custom white Charleston-style cabinets, a large Island, Quartz countertops, an upgraded backsplash, and a handy trash can pull-out. Plus, it's got our largest pantry! The Primary Suite on the main floor provides a retreat with a walk-in closet and an ensuite bath. Upstairs, you'll find a versatile game room and a Jack and Jill bath connecting 2 of the bedrooms, ensuring both privacy and convenience. The extended patio and covered porch provide ample space for outdoor relaxation, while the Stone fireplace with cedar mantel adds a cozy touch. Blinds, gutters, a gas drop for a grill, uplighting, and more. Call today!

