

# 2336 Saint Andrews Way

ROYSE CITY, TX 75189

**STONE RIVER GLEN 50S**  
CYPRESS FLOOR PLAN

PRICED AT

~~\$445,914~~ **\$415,914**

**2046**  
SQUARE FEET

**3**  
BEDROOMS

**2.0**  
BATHROOMS

**2**  
CAR GARAGE

Under Contract



Single-story home with upgrades that stand out - Bloomfield's Cypress offers 3 bedrooms, 2 bathrooms, a versatile game room, and a 2-car garage. An architectural brick-and-stone exterior is paired with a cedar garage door, full gutters, and an 8' custom front door for a polished introduction. Wide-plank laminate floors flow through the open common spaces, leading into the Family Room anchored by a stone-to-ceiling fireplace with a cedar mantel. Central to the space, the Deluxe Kitchen checks every box. All the stainless steel appliances are set into cabinets, including a gas cooktop with deep cookware drawers below and a pot filler above, as well as a wood vent hood. Quartz surfaces extend from the kitchen onto the dining nook's buffet, a frosted glass door guards the large pantry, and upgraded backsplash is illuminated by under-cabinet lighting. The primary suite is set apart for privacy, offering an enlarged walk-in shower with designer tile accents, dual sinks, and a generous closet. 2 secondary bedrooms share a full bath, and a game room across the hall provides a flexible nook for whatever - play room, classroom, home office, art studio. And at the front of the home, the Study with French glass doors creates a defined area that can also flex to your needs. Outdoor living comes easy with a covered back patio that has a gas stub to connect your grill or firepit and space for seating or dining. Finished with upgraded bath tile, 2 inch blinds, a tankless water heater, and energy-efficient systems, this home is designed for comfort and ready for everyday living. Visit Bloomfield at Stone River Glen to explore more!



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