



2304 Saint Andrews Way

ROYSE CITY, TX 75189

BAYBERRY III FLOOR PLAN

3,261 SQUARE FEET	5 BEDROOMS	3.5 BATHROOMS	2 CAR GARAGE
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STONE RIVER GLEN 60S

PRICED AT
~~\$577,279~~**\$455,495**MODEL HOME • 2117 RIO PIEDRA DR | CAROLINA IV
MODEL HOME • 2113 RIO PIEDRA DRIVE | BELLFLOWER IV

Under Contract



Welcome to the Dewberry III floor plan, a two-story boasting 5 roomy bedrooms and 3.5 baths. Positioned on an **oversized, corner lot**, this home offers ample outdoor space and landscaping potential. Enjoy the inviting Covered Porch and serene Study with Glass French Doors for moments of relaxation. Gather in the spacious Family Room, adorned with a Stone-to-Ceiling Fireplace and Cedar Mantel; or indulge culinary dreams in the Deluxe Kitchen featuring Charleston White Cabinets, Granite countertops, and built-in stainless steel appliances. Elegant Laminate Wood flooring throughout all common areas and Level 3 carpet in bedrooms and upstairs. Features a Jack and Jill bath for added convenience. Retreat to the comfort of the Primary Suite, offering a spacious walk-in closet and a fully equipped ensuite with a bath tub, bench seat shower, and dual sinks. Enjoy an 8' Front Door, blinds, washer, dryer and fridge, cedar garage doors, and horizontal railing at the stairs. Step outside to the Extended Covered Patio, equipped with a fan and light kit for outdoor enjoyment. Practical amenities like gutters and a gas stub for your grill ensure convenience. Visit Bloomfield's model in Stone River Glen.

