

# 2329 Portrush Drive

ROYSE CITY, TX 75189

**STONE RIVER GLEN 60S**  
MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$649,905~~ **\$609,905**

**3430**  
SQUARE FEET

**4**  
BEDROOMS

**4.0**  
BATHROOMS

**2**  
CAR GARAGE

Move-In Ready



Construction just wrapped up on this beautiful Magnolia II, a versatile two-story with multiple indoor and outdoor living spaces, 4 large bedrooms, and 4 baths. The Primary Suite is the only downstairs bedroom, creating a private main-level retreat, while 3 spacious secondary bedrooms are grouped upstairs near the game room and media room. One of the standout features of this home is the second-floor balcony, accessed directly from the game room and large enough for a seating or bistro set, making it a great spot for morning coffee, evening conversations, or a quiet break outdoors. The stone and brick exterior, covered front porch, and 2.5-car garage with cedar door add strong curb appeal. A Deluxe Kitchen is designed to keep everyone connected, featuring quartz countertops, an upgraded backsplash, pot filler above the stove top, double ovens, under-cabinet lighting, and ample cabinetry surrounding a central island. The family room anchors the main living area with a timeless stacked ledgerstone fireplace that extends to the ceiling and is finished with a hearth and cedar mantel. An extended covered patio with a gas drop expands your living space and is ready for grilling and gatherings. A private study with glass French doors offers flexibility for working at home, while the powder bath is upgraded with a walk-in shower for added convenience. Upstairs, the game room and dedicated media room create a true second level of living that works just as well for hosting as it does for everyday life. Finished with horizontal stair rails, upgraded lighting, faux blinds, Level 5 tile in key areas, and a Christmas lights package, this Magnolia II delivers space, personality, and a layout that feels anything but ordinary! Call or visit the Bloomfield Homes model in Stone River Glen to see it in person.



*Document generated Jan 3, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.*