



# 2329 Portrush Drive

ROYSE CITY, TX 75189

MAGNOLIA II FLOOR PLAN

<b>3,430</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>4.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**STONE RIVER GLEN 60S**PRICED AT  
~~\$649,905~~**\$534,905**MODEL HOME • 2117 RIO PIEDRA DR | CAROLINA IV  
MODEL HOME • 2113 RIO PIEDRA DRIVE | BELLFLOWER IV

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.

