

# 2225 Stone River Boulevard

ROYSE CITY, TX 75189

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

PRICED AT

~~\$610,095~~ **\$580,095**

**3187**  
SQUARE FEET

**4**  
BEDROOMS

**3.5**  
BATHROOMS

**3**  
CAR GARAGE

Available March 2026



**ELEVATION AS**

Flexible two-story that delivers a popular layout with 4 bedrooms, 3 full baths plus a powder bath, multiple living areas, and a true 3-car garage. Located in Stone River Glen, a planned community across the street from the Stone River Golf Course - your new home comes with a 6-month membership! This Magnolia is built around spaces you actually use, starting with a formal dining room off the foyer and a private study with French glass doors paired with a mudroom and powder bath that make everyday routines smoother. The Family Room features a bold stacked ledgerstone fireplace that runs floor to ceiling and sets the tone for the main living area with real presence and texture. Packed with purpose-driven upgrades, the Deluxe Kitchen has chic quartz countertops, an upgraded backsplash, a gas cooktop with pot filler, under-cabinet lighting, and generous cabinetry that keeps everything functional without sacrificing style. An extended covered patio with ceiling fans light kit and gas drops creates an outdoor space that works just as hard as the interior, whether it's grilling, hosting, or unwinding after a long day. The Primary Suite is quietly positioned on the first floor with individual vanities, a large shower with a bench seat, a separate soaking tub, and a HUGE closer that goes deep under the stairs. 3 large secondary bedrooms upstairs share a central game room flex space and a hall bath, while a bath was added to Bedroom 5 for a perfect junior suite setup. Finished with cedar garage doors on the full 3-car garage, horizontal stair rails and a wood starter step, Level 5 tile in key areas, upgraded lighting, faux blinds, and a Christmas lights package, this Magnolia feels different from other new builds. Call or visit the Bloomfield Homes model in Stone River Glen to see it for yourself!



*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.*