

# 2257 Birkdale Boulevard

ROYSE CITY, TX 75189

**STONE RIVER GLEN 60S**

PRIMROSE FE FLOOR PLAN

PRICED AT

~~\$597,678~~ **\$532,678**

**2778**

SQUARE FEET

**3**

BEDROOMS

**2.5**

BATHROOMS

**3**

CAR GARAGE

Move-In Ready



From the moment you arrive, the home makes an impression with its brick and stone façade, arched entryway, and richly stained 8' front door, setting a sophisticated tone that carries throughout. Step inside to find an airy rotunda entry that opens into expansive living spaces filled with natural light. The heart of the home is the Family Room, where a stacked ledger stone fireplace stretches from floor to ceiling, complete with a cedar mantel and raised hearth, creating a warm and inviting focal point beneath soaring ceilings. The Deluxe Kitchen is designed for both function and style, featuring custom cabinetry, granite countertops, stainless steel appliances, and a decorative wood vent hood above the gas cooktop. Whether you're prepping for dinner or hosting guests, the oversized island and nearby dining area offer plenty of room to gather and enjoy. The Primary Suite is privately tucked away in its own wing, offering a peaceful retreat with an enlarged walk-in shower, dual vanities, and a large walk-in closet. Across the home, 2 additional bedrooms share a full bath, while a powder bath adds convenience for guests. A private Study with glass French doors sits just off the entry, providing the perfect place to work from home or create a quiet reading nook. The home also features 8' interior doors throughout much of the first floor, adding architectural height and polish in every hallway and room. With a 3-car garage that includes cedar doors, a covered back patio for outdoor living, and smart use of space across every corner, this Primrose is as functional as it is beautiful.