



# 27 Grouse Circle

SANGER, TX 76266

**SABLE CREEK**

CYPRESS II FLOOR PLAN

PRICED AT

~~\$477,845~~ **\$439,000**

**2454**  
SQUARE FEET

**4**  
BEDROOMS

**3.0**  
BATHROOMS

**2**  
CAR GARAGE

Move-In Ready

Special Offer



**\$10K towards Closing Costs and Prepays!** A luxurious 1.5-story home that seamlessly blends craftsmanship and elegance with 4 bedrooms and 3 baths, perfectly situated on an oversized corner lot with a serene interior creek view and greenbelt access. Enter through the striking 8' front door to discover wood-look tile flooring flowing through the main living areas, complementing the thoughtfully designed layout. The Family Room opens to a Deluxe Kitchen featuring custom cabinetry, upgraded finishes, pot and pan drawers, a wood vent hood, and Granite and Quartz countertops, while the buffet at the Breakfast Nook enhances functionality. An inviting Study with a bay window and window seats adds a touch of sophistication, while the main bathroom pampers with an oversized shower and upgraded finishes. Outdoor living is elevated with an extended patio, uplights, and metal fencing for added privacy, making this home an entertainer's dream. Upstairs, the Game Room with a private bedroom and full bath offers a versatile retreat, perfect for guests or growing families. Enhanced by a tankless water heater and an enviable private street location, this Bloomfield home at Sable Creek is a true masterpiece.

