



# 6 Grouse Circle

SANGER, TX 76266

**SABLE CREEK**

CYPRESS II FLOOR PLAN

PRICED AT

~~\$478,675~~ **\$454,000****2459**  
SQUARE FEET**4**  
BEDROOMS**3.0**  
BATHROOMS**2**  
CAR GARAGE

Under Contract



**\$20K on Closing Costs or Rate Buydown + Free Appliance Package for a limited time!** Our Cypress II brings 4 bedrooms and 3 bathrooms together in a design that pairs a first-floor layout with a dedicated upper-level suite. Elegant curb appeal with stone, brick, and an 8' front door. Just off the entry, a bright study with glass French doors gives the entry its own defined moment. Deluxe Kitchen sits at the center of the home with quartz countertops, upgraded cabinetry, gas cooking, upgraded appliances, and coordinated tile backsplash. The breakfast nook and family room sit just beyond, creating a straightforward arrangement for the main level surrounded by huge windows! Beautiful wood floors runs through these shared spaces for a consistent look, and access to the covered back patio is found off the family room. The primary suite is placed along the back of the home and includes a sitting area, an oversized shower, and a spacious primary closet. 2 additional bedrooms and a full bath make up the first-floor, located in the home's rear. The upstairs suite adds a game room, bedroom, and full bath, giving the home a separate zone that works independently from the main level. Call or visit the Bloomfield Homes model in Sable Creek for details.

