



9 Grouse Circle

SANGER, TX 76266

SABLE CREEK
CYPRESS FLOOR PLAN

PRICED AT

~~\$448,105~~ **\$428,000**

2038
SQUARE FEET

4
BEDROOMS

2.0
BATHROOMS

2
CAR GARAGE

Under Contract



\$10K on Closing Costs + Price Reductions. This Cypress moves through its single-story layout in a way that feels intentional, opening into a central living area where the vaulted ceiling immediately changes the scale of the room. Wood flooring runs through the main spaces, and the gas-start stone fireplace sets a clear focal point without overpowering the layout. The kitchen sits just off the family room with an all-gas deluxe cooking setup, granite countertops, a center island, and cabinetry that offers more storage than you'd expect from this square footage. The primary suite is placed in its own corner, with an enlarged shower, double sink vanity, quartz countertops, and a closet designed with deeper sections that make day-to-day use easier. 3 secondary bedrooms sit along the opposite side of the home with a bathroom in the hallway to share with a dual sink vanity. A covered back patio extends off the family room for a shady spot to get fresh air year round, while the front of the home could be on a postcard with its classic brick facade and large bay window! Finishing with practical features - a dedicated laundry room, tankless water heater, and energy-efficient elements like Low-E windows to keep utility bills down. Call or visit the Bloomfield Homes model in Sable Creek for details!

