8 Grouse Circle

SANGER, TX 76266

PRICED AT

~~$544,710~~ **$529,000**

SABLE CREEK
DEWBERRY II FLOOR PLAN

3026	**4**	**3.5**	**2**
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

Move-In Ready

$10K on Closing Costs + Price Reductions. The Dewberry II is a two-story plan with 4 bedrooms, 4 baths, and a 2-car garage that organizes its spaces around an open first floor and a separate upstairs retreat. The main level starts with a foyer that extends toward wood flooring and 8' doors through the primary living areas, giving the entry, kitchen, and family room a taller, more finished feel. A study sits just off the foyer, set apart enough for focused use while still connected to the rest of the home. The family room becomes the visual anchor, centered on a stone fireplace capped with a cedar mantel that adds texture and contrast to the room. Along one side, the all-gas Deluxe Kitchen blends upgraded cabinetry and appliances around a large island that looks into the breakfast area and out toward the backyard, so cooking, dining, and gathering spaces read as one continuous zone. Bedroom 1 is tucked toward the back of the first floor with direct access to a full bath and walk-in closet, creating separation from the more active parts of the layout. A powder bath and dedicated laundry room sit near the garage entry to keep daily routines efficient. Upstairs, a game room opens up the second level and acts as a hub for 3 additional bedrooms, 2 full baths, and a media room positioned toward the corner of the plan. This arrangement keeps the secondary bedrooms in their own zone while still tying them into shared spaces. A tankless water heater supports everyday function, and the extended covered patio stretches across the rear of the home, accessed from the breakfast area and set on an interior lot for a clean backyard backdrop. At the front, a covered porch frames the entry and completes the exterior. Call or visit the Bloomfield Homes model in Sable Creek for details.