



# 5 Grouse Circle

SANGER, TX 76266

DOGWOOD III FLOOR PLAN

<b>2,333</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.0</b> BATHROOMS	<b>2</b> CAR GARAGE
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**SABLE CREEK**PRICED AT  
\$457,515**\$399,990**

MODEL HOME • 120 CREEKSIDE DRIVE | CYPRESS II

Move-In Ready



**Contact Community Manager for Incentives!** This Dogwood III, with 4 bedrooms and 3 baths total, uses a two-story layout that starts with the main living spaces on the first floor and shifts the game room and an extra bedroom upstairs, giving the plan a different rhythm than most homes in this size range! Wood flooring runs through the first floor's main areas, and the vaulted ceiling over the family room gives the space some height without feeling oversized. The kitchen is set up with the Deluxe package—upgraded cabinetry, gas cooking, granite surfaces, and a butler's pantry that's genuinely useful when you need the extra storage. A buffet cabinet anchors the breakfast nook and ties that side of the layout together. The study sits near the front of the home and gets glass French doors, making it function cleanly whether it's used as an office or another living space. The main level bedrooms are grouped along one wing, and the primary suite adds an oversized walk-in shower and upgraded tile that carries the look a bit further. Upstairs holds a game room with a tech center, Bedroom 4, and a full bath to create a separate zone that works well for spreading out. Practical features—covered back patio, fully fenced backyard, tankless water heater, built-in storage shelves, and energy-efficient elements—round out the build. The exterior finishes stay straightforward with a brick elevation, an 8 foot front door, landscaping package with sprinklers, and one of the biggest front porches on the block! Call or visit the Bloomfield Homes model in Sable Creek for details.

