



44 Mockingbird Lane

SANGER, TX 76266

SABLE CREEK

DEWBERRY III SIDE ENTRY FLOOR PLAN

PRICED AT

~~\$513,790~~ **\$499,000**

3261

SQUARE FEET

5

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE



Up to \$15K towards Closing Costs and Pre-Paid! Explore Bloomfield's Dewberry III plan, set on an oversized interior corner lot that offers both prominence and privacy. This stunning home boasts an all-brick facade with uplights, a charming balcony, and a Side Entry 2-car garage, all complemented by fresh landscaping and an elegant 8' front door. Inside, a bright foyer welcomes you with elegant dual doors leading to a private Study, while wood-look tile flooring extends through the main living areas. The spacious Family Room features a breathtaking floor-to-ceiling Direct Vent Fireplace with a cedar mantel, creating a cozy yet sophisticated ambiance. The Deluxe Kitchen is a true showstopper, showcasing a farmhouse sink, upgraded soft-close cabinetry, built-in stainless steel appliances, stunning granite countertops, and premium finishes, all anchored by a massive island. A Texas-sized pantry ensures ample storage, while full blinds throughout enhance comfort and privacy. Retreat to the spa-like main bath, where an oversized frameless glass shower offers a touch of luxury. Upstairs, the Game Room provides additional entertainment space, while thoughtful details like gutters and a tankless water heater add convenience and efficiency. Contact us or visit our model home in Sable Creek to learn more!

