



182 Memory Lane

WAXAHACHIE, TX 75165

SUNRISE AT GARDEN VALLEY

CAROLINA IV FLOOR PLAN

PRICED AT

~~\$601,236~~ **\$571,236****3280**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**2**
CAR GARAGE

Move-In Ready



Set on a homesite just over a quarter acre, this Carolina IV gives you the space you've been looking for, in Sunrise Garden Valley. With 4 bedrooms and 3 baths, this two-story design blends flexibility with standout features. A covered front porch opens to a rotunda-style foyer that immediately sets this home apart. Wood flooring runs through the main living areas, leading into a bright family room centered around a floor-to-ceiling tile fireplace. The open layout keeps the kitchen and dining area connected without sacrificing definition. Quartz countertops, built-in stainless steel appliances, and a functional island make the deluxe kitchen practical for daily routines and gatherings. 2-inch faux wood blinds are installed throughout for a clean, finished look. The primary suite is located on the first floor and includes a soaking tub, separate shower, dual-sink vanity, and a spacious walk-in closet. 2 secondary bedrooms downstairs are thoughtfully arranged for comfort and convenience. The second level features a theater-style media room, a spacious game room perfect for family nights, and a large secondary bedroom with access to a full bath. Out back, the extended covered patio overlooks a large backyard. With just over a quarter acre, there's room to spread out, add a pool, create a garden, or simply enjoy the extra breathing room. Set within Sunrise at Garden Valley in Waxahachie, homeowners enjoy access to greenspace, pavilions, a playground, sports fields, and scenic trails with lake views, all in a community known for its small-town charm and convenient access to schools, shopping, and major highways including I-35E, 287, and 77. Visit the Bloomfield Homes model to learn more about this Carolina IV!

