

Classic Homes

1138 Meadow Hill Drive, Bently Farms, Lavon, TX 75166

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WWW.ClassicHomesTX.com

Upgraded Interior Features

- One Story, 2064 Square Feet Living Area
- 4 Bedrooms, Large Dining Area
- 2 Car Garage – Side Entry
- 2 Full Baths
- Family Room with Brick Wood Burning Fireplace with Custom Mantle
- Master Bedroom with 10 Ft. Sloped Ceiling
- Crown Molding in Entry
- Granite Kitchen Countertops
- Ceramic Tile Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets
- Kitchen Bar Top
- Ceramic Tile in All Wet Areas
- Programmable Thermostat
- Ceramic Tile Dining and Kitchen
- Ceramic Tile in Family Room
- Laundry Room with Ceramic Tile
- Abundant Walk In Closets Throughout
- Beautiful Marble Jetted Tub
- Seat in Master Shower
- 1st Upgrade Carpeting in All Bedrooms
- ½ inch Pad with Carpeting
- Rounded (Bull Nosed) Corners
- Archways in Formal Areas
- Nickel Electrical Fixtures and Oiled Rubbed Bronze Door Hardware
- Maytag Appliances - Stainless Steel
- Sweater box in Master Closet
- His & Hers Closets in Master
- (2) Dormers

Upgraded Exterior Features

- 90% Brick Exterior w/ Stone Accent on Front
- Large Front Porch
- Oversized Garage – Side Entry
- Concrete Driveway
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Trane Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulation Insulation Package
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- Oversized Covered Porch and Covered Patio
- Cedar Shutters on Front
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Designer Fiberglass Front Door
- Landscape Package Included

This Custom Built Homes is on ½ Acre in a Quiet, Serene Country Community. It is also Located in the Highly Recognized Community School System

\$ 189,900

Builder reserves the right to make changes in plans and specifications without notice

*Corporate Office * 544 Hubbard Circle * Nevada, Tx 75173 * (972) 843-6200 * (972) 853-2904 fax*

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