HOMEFINITI

Single Family

# 168 Gracefly Sage Lane

**Lavon, TX 75166**

**NEW HOME SPECIALIST**
**Lacey Eskenazi**
Call Us @ 469-945-6613
elevon@trophysignaturehomes.com

**Home Priced At**

**$274,990**

**Plan:** Birch

**Elevation:** Elevation A

**3** Bedrooms

**2.0** Bathrooms

**1,335** Sq. Ft.

The birch tree represents new beginnings and what better place to start anew than with a floor plan bearing the same name? Invite new neighbors over for a housewarming party featuring stuffed mushrooms. The secret ingredient is the gourmet kitchen you used to make them in. There's plenty of room to entertain in the airy great room, but with the patio door open, guests can enjoy fresh air. When conversation turns to work, take them to see the bedroom you converted into a home office. The spacious closet is perfect for storing supplies. After the party, snuggle with your spouse in the lovely primary suite. You made some great new friends today.

All square footage is approximate. Renderings are artist's conceptions and may vary slightly from the actual home. Homes may be built in reverse of plans shown, depending on site conditions. Minor architectural changes may be made occasionally at the option of the builder. Please contact your Sales Consultant for details.

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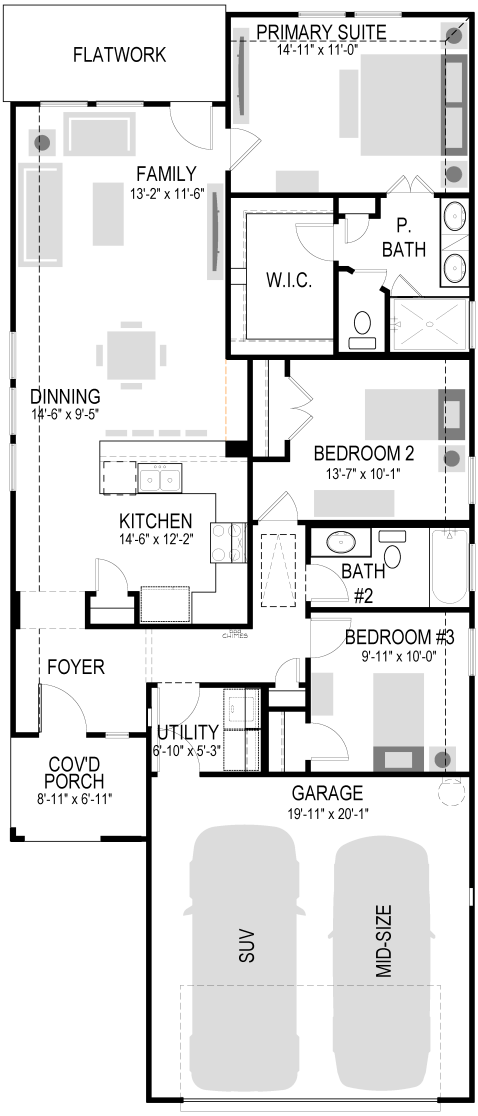
## 3035 Birch - 1st FLOOR PLAN




TROPHY signature homes

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