

# \$660,000 - 1325 Clear Fork Street, Aubrey

MLS® #20721518

## \$660,000

4 Bedroom, 3.10 Bathroom, 3,527 sqft  
Residential on 0.17 Acres

ArrowBrooke, Aubrey, TX

NEW! NEVER LIVED IN. Est completion Feb 2025! Bloomfield's Bellflower floor plan unveils a spacious two-story haven, exquisitely designed with 4 bedrooms, 3.5 baths, and a wealth of luxurious features. As you step through the stately custom 8' Front Door, you're greeted by an open-concept layout where the Kitchen effortlessly flows into the Family Room, graced by soaring two-story ceilings and Laminate flooring. Study off entrance boats classic French doors. Deluxe Gourmet Kitchen is a chef's dream, showcasing custom cabinets, Granite countertops, an island, a spacious walk-in pantry, and gas cooking on stainless steel appliances. A Covered Patio with a Gas Stub, a Downstairs Media Room, and a Game Room upstairs provide endless entertainment options. Primary suite with Garden tub, Separate shower, and separate vanities and Quartz countertops for your own oasis. This home also includes features like blinds, gutters, electrical and carpet upgrades, and storage space ensuring comfort and convenience throughout. Visit today!



BLOOMFIELD HOMES

Bellflower



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, features, fittings, finishes and specifications are subject to change without notice. Window placement, hallway configuration, wardrobe sizes and bath areas may vary slightly within each plan type. FCIM, SEEKING OPPORTUNITY



Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | 20721518  |
| Price    | \$660,000 |
| Bedrooms | 4         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 3.10                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 3,527                   |
| Acres          | 0.17                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Traditional             |
| Status         | Active                  |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1325 Clear Fork Street |
| Subdivision | ArrowBrooke            |
| City        | Aubrey                 |
| County      | Denton                 |
| State       | TX                     |
| Zip Code    | 76227                  |

### **Amenities**

|              |   |
|--------------|---|
| Utilities    | City Sewer, City Water, Concrete, Curbs   |
| Features     | Club House, Community Pool, Jogging Path/Bike Path, Lake, Park, Playground, Pool, Tennis Court(s) |
| # of Garages | 2   |
| Garages      | Covered, Direct Access, Driveway, Enclosed, Garage, Garage Door Opener, Garage Faces Front        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Cable TV Available, Double Vanity, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Heating           | Central, Natural Gas, Zoned  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Covered Porch(es), Rain Gutters, Private Yard                      |
| Lot Description   | Few Trees, Interior Lot, Landscaped, Sprinkler System, Subdivision |
| Roof              | Composition  |
| Construction      | Brick, Rock/Stone  |
| Foundation        | Slab   |

## School Information

|            |                 |
|------------|-----------------|
| District   | Denton ISD      |
| Elementary | Sandbrock Ranch |
| Middle     | Pat Hagan Cheek |
| High       | Ray Braswell    |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Agent  | Marsha Ashlock               |
| Listing Office | Visions Realty & Investments |

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