

# The Preserve at Mountain Valley Lake

2736 Streamside Court (Lot 30-12)  
Burleson, TX 76028

**Bristol IV**  
**\$557,647**  
**Lake View**

## **Bristol IV** **Elevation B** **Available Spring 2023**

2,974 Square Feet  
Two-Story Home  
4 Bedrooms  
3.5 Baths  
Flex Room  
Bonus Room  
Attached 2 Car Garage



### **Peaceful Country Living.** **Convenient City Location.**

Located just south of Fort Worth, the growing city of Burleson, Texas is an ideal location for this family-friendly neighborhood. Residents will enjoy the rolling hills and wooded views, a recreation area with a Jr. Olympic pool and a 20-acre stocked private lake with fishing pier. Close to shopping, entertainment and quality schools, Mountain Valley Lake combines the convenience of city life with the beauty of the country!

### **DESIRABLE OPEN CONCEPT FLOOR PLAN FEATURES**

#### **Kitchen**

- Whirlpool built-in appliance package
- Stainless steel range hood
- Quartz countertops
- Upgraded cabinets with designer hardware
- Panel wrapped kitchen island
- Pendant lights above kitchen island
- Luxury vinyl plank flooring
- Custom tile backsplash
- Handcrafted single bowl sink with designer faucet
- Dining area with designer lighting fixture
- Large pantry with luxury vinyl plank flooring
- Walk through pantry with quartz countertops, upgraded cabinets, and luxury vinyl plank flooring

#### **Exterior**

- Brick exterior with elevation enhancements
- Designer front door
- Cedar shutters
- Covered patio with door to owner's suite and pre-wired for ceiling fan
- Privacy fence
- Finished garage with designer garage door
- Coach lighting
- Full sod and irrigation system

#### **Other**

- Premium lake view lot
- Corner floor to ceiling stone electric fireplace with floating cedar mantel
- Iron and oak stair railing with square newel posts and stained starter step
- Flex room (den) with painted French doors, ceiling fan, and carpeting
- Separate dining room with designer light fixture, and luxury vinyl plank flooring
- Spacious laundry room with luxury vinyl plank flooring
- Powder room with pedestal sink, stainless fixtures and satin nickel accessories, framed mirror, and tile flooring
- Walk-in tiled shower with satin nickel frame, tiled bathtub backsplash, and rectangular undermount sinks in owner's bath
- Tiled bathtub surround, rectangular undermount sink, and tile flooring in bath 2
- Tiled bathtub surround, oval undermount sink, and tile flooring in bath 3
- Upgraded quartz countertops, upgraded cabinets with designer hardware, stainless fixtures and satin nickel accessories in all full bathrooms
- Carpeting in all bedrooms and closets
- Great room with luxury vinyl plank flooring and recessed canned lighting



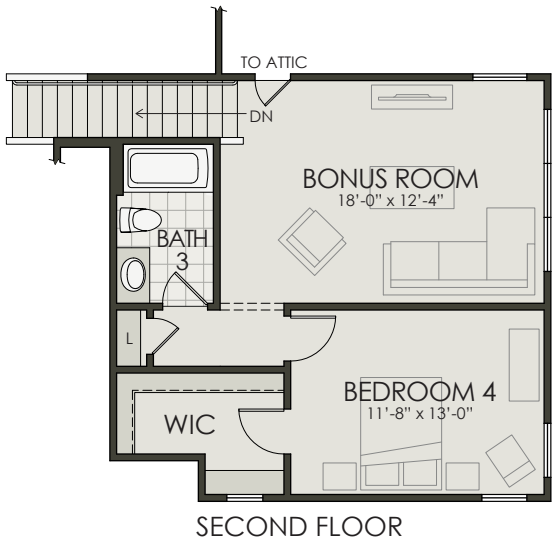
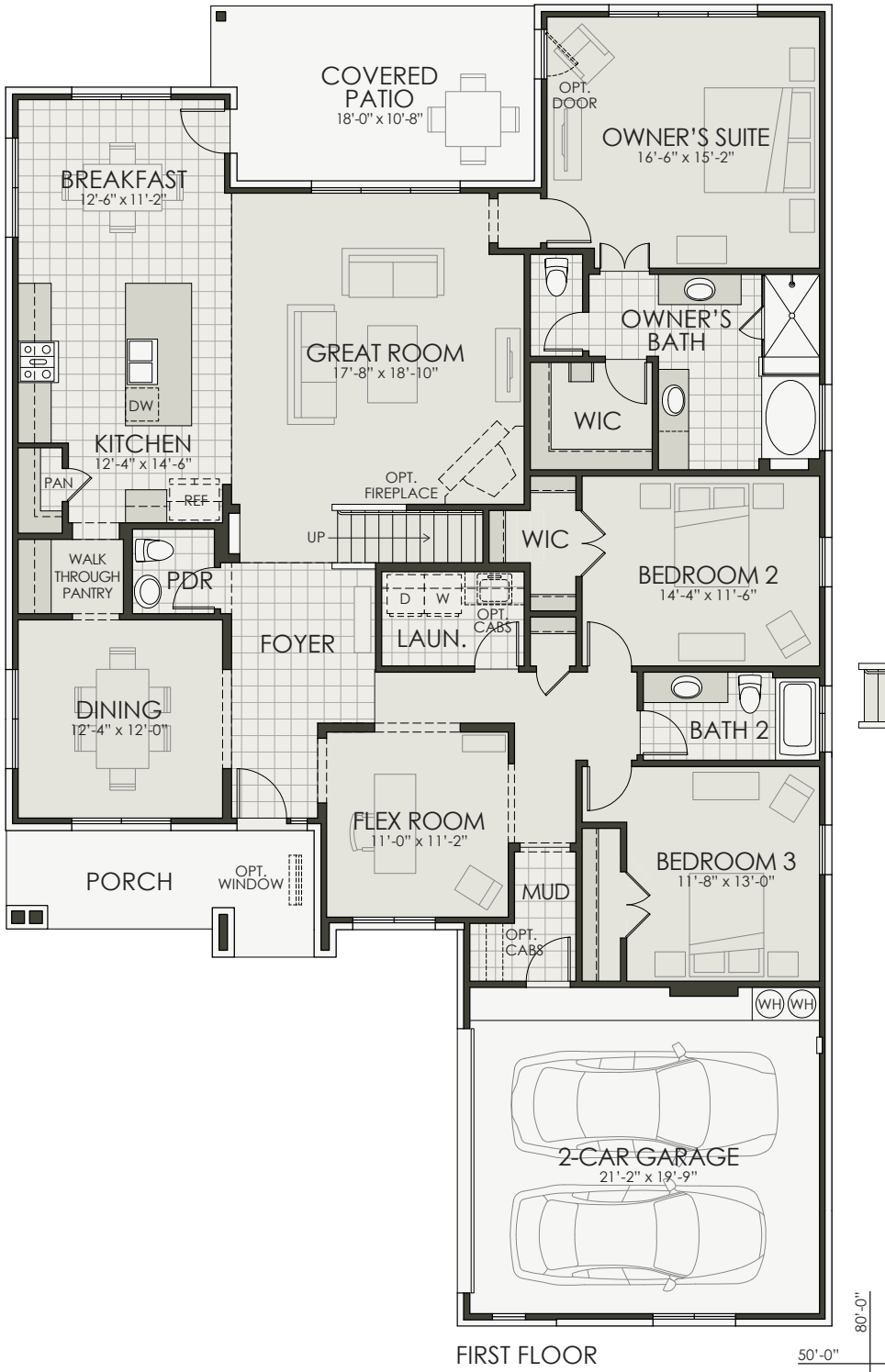
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Christie Montgomery  
817-484-3350  
cmontgomery@hbttx.com  
www.homesbytowne.com

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Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. Some decorating treatments in and around the model homes may not be included in the list price and are for display purposes only. All renderings and floor plans are artistic conceptions, and are not intended to be an actual depiction of the buildings, fencing, driveways or landscaping. © 2023 Homes by Towne



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Christie Montgomery  
 817-484-3350  
 cmontgomery@hbttx.com  
 www.homesbytowne.com