

# Mountain Valley Lake

3153 Arbor View Drive (Lot 5-6)  
Burleson, TX 76028

**Bristol IV**  
**\$515,900**

## Bristol IV Elevation B

Available January 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 stainless steel appliance package
- Stainless steel and concave glass range hood
- Quartz countertops
- Painted cabinets with designer hardware
- Raised panel wrapped kitchen island
- Luxury vinyl plank flooring
- Custom tile backsplash
- Stainless steel undermount sink with designer faucet
- Large pantry with luxury vinyl plank flooring
- Walk through pantry with quartz countertops, painted cabinets, and luxury vinyl plank flooring

#### Exterior

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

#### Other

- Premium lot
- Brick fireplace with raised hearth and stained cedar mantel
- Iron and oak stair railing with stained starter step
- Flex room (den) with painted French doors, bronze ceiling fan, and carpeting
- Separate dining room with luxury vinyl plank flooring
- Spacious laundry room with luxury vinyl plank flooring
- Powder room with pedestal sink, bronze fixtures and accessories, bronze lighting fixture, framed mirror, and luxury vinyl plank flooring
- Custom tiled shower, tiled bathtub backsplash, rectangular undermount sinks, and bronze lighting fixture in owner's bath
- Upgraded quartz countertops, stained cabinets with designer hardware, bronze fixtures and accessories, and tile flooring in all full bathrooms
- Carpeting in all bedrooms and closets
- Upgraded matte black lighting throughout
- Upgraded interior door hardware throughout



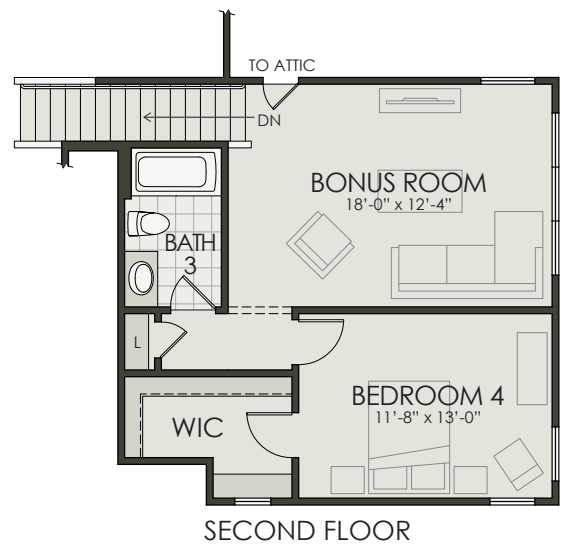
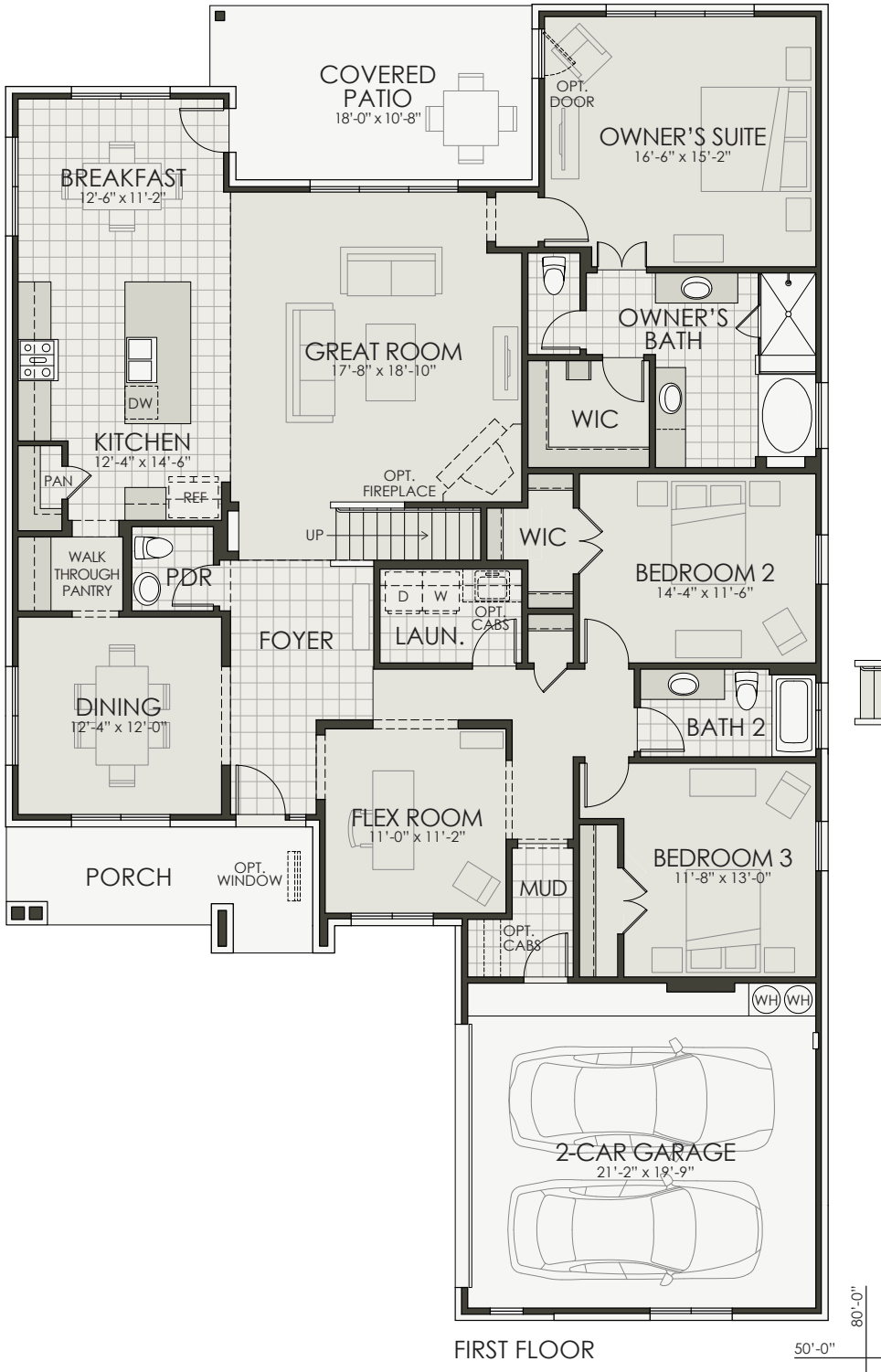
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Developer reserves the right to modify floor plans, elevations, specifications, features and prices without prior notice. Square footage and room sizes are approximate. Exterior treatments, window locations and room configurations may vary with elevation. 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. © 2022 Homes by Towne



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