

DUNCAN CUSTOM HOMES, LLC

"For those with selective taste"

**165 Lavender Lane
Springtown, Texas
\$340,900**

Custom built 4/2/2 on 2.72 acre. Excellent floor plan featuring a tray ceiling in the Master Suite and vaulted ceiling in the Living area. As you enter the Foyer, you will notice the detail: rock & brick archway, 17x17" tile entry and wood flooring in the Living Room. The Gourmet Kitchen features red oak cabinetry with full-extension drawer glides, granite counter tops, a spacious island and Stainless Steel appliances. Another outstanding feature is the extra large Breakfast/Dining area. This is a beautiful home and a Must-See!

Design Features:

- 4 Bedroom
- 2 Baths
- 2 Car Garage
- Living Area (walls hand-troweled)

Interior Features:

- Jacuzzi 5' Tub in Master
- Spacious Bedrooms
- 36" Wood /Propane Fireplace
- Wood and Tile Floors
- Island in Kitchen
- Granite Counter Tops
- Under-counter Lighting
- Extra Crown Molding

Exterior Features:

- Stone and Brick Elevation
- Engineered Post Tension Foundation
- Energy Efficient Windows
- House Wrap
- Outdoor Built-in Grill
- Sprinkler System (extra)
- Landscape Package (extra)

Room Size:

- Living Area 19 x 19
- Kitchen 13 x 15
- Breakfast Room 13 x 18
- Master Bedroom #1 15 x 18
- Bedroom #2 11 x 14
- Bedroom #3 12 x 13
- Bedroom #4/Study 13 x 13

Prices and specifications subject to change without notice

Total Living Space 2368 sq. ft.

For more information, please contact HANK DUNCAN @ 817-929-2716