

DUNCAN CUSTOM HOMES

"For those with selective taste"

161 Lavender Lane Springtown, Texas 76082

Custom built 3/2/2 on 2.4 acres. Excellent floor plan featuring wood and tile inlay flooring in the foyer, beams in the family room, tray ceiling in the master suite and breakfast room. Wood flooring in the family room and study. The gourmet kitchen features red oak cabinetry with soft-close doors and full-extension drawer glides, granite counters, a spacious island and GE stainless steel appliances. This is a beautiful home and a Must-See!

Design Features:

- 3 Bedroom
- 2 Baths
- 2 Car Garage with decking for storage
- Living Area (walls hand-troweled)
- Study (walls hand-troweled)

Interior Features:

- Jacuzzi 6' Tub in Master
- Spacious Bedrooms
- 42" Wood/Propane Fireplace
- Wood and Tile Floors
- Island in Kitchen
- Granite Countertops
- Under-counter lighting
- Extra Crown Molding
- Chest of Drawers in Master Closet

Exterior Features:

- Stone and Brick Elevation
- Engineered Post Tension Foundation
- Energy Efficient Windows
- House Wrap
- Piers
- Sod/Sprinkler System
- Landscape Package (optional)

Room Size:

- | | |
|------------------|-------------|
| • Family Room | 21.6 x 18 |
| • Kitchen | 15 x 14 |
| • Breakfast Room | 16 x 12 |
| • Study | 12 x 11 |
| • Master Bedroom | 17.6 x 15.6 |
| • Bedroom #2 | 13 x 12 |
| • Bedroom #3 | 11 x 10 |

Prices and specifications subject to change without notice

Total Living Space 2394 sq. ft.

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