

# DUNCAN CUSTOM HOMES

*"For those with selective taste"*

## 169 Lavender Lane Springtown, Texas \$281,125

Custom built 3/2/2 on 1.04 acre. Excellent floor plan featuring tray ceilings in the master suite and living area. As you enter the foyer, you will notice the detail: rock & brick archway, 20x20" 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. This is a beautiful home and a Must-See!

### Design Features:

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

### Room Size:

- |                     |         |
|---------------------|---------|
| • Living Room       | 18x 20  |
| • Kitchen           | 13x 14  |
| • Dining Room       | 11x 13  |
| • Master Bedroom #1 | 15x 17  |
| • Bedroom #2        | 13x 12  |
| • Bedroom #3        | ) 1x 13 |
| • Study             | 13x13   |

*Prices and specifications subject to change without notice*

**Total Living Space 2249 sq. ft.**

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