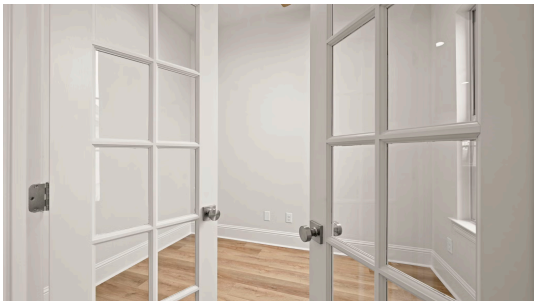
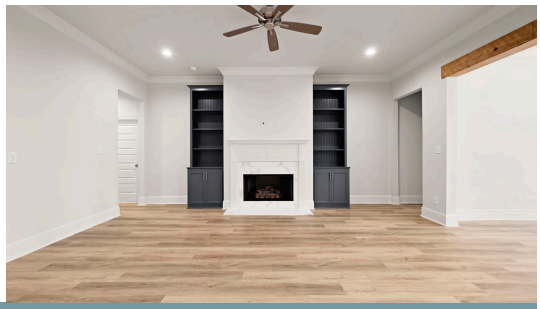
UNDER CONTRACT









3593 Waterbury Avenue

1,879	3	2	42	**$366,035**
SQ.FT	BEDS	BATHS	LOT	

The charming Magnolia A plan is underway in Atwater Reserve with estimated completion in January 2027! This 1,879-square-foot, one-story home offers 3 bedrooms, 2 full baths, a private office with French doors. A welcoming foyer opens to the office and leads into the spacious living room, where the kitchen and dining room create an easy, open flow for everyday living and entertaining. The living room is centered around a ventless gas fireplace with an upgraded Carrara Blanco stone surround and has the option to add custom built in wall units. The kitchen showcases Greek Villa painted beaded Shaker cabinetry, brushed-gold hardware and faucet, Carrara Blanco stone countertops, a cream 3x12 backsplash, concrete-colored single-basin granite composite sink, under-cabinet lighting, sloped cabinet hood, and upgraded stainless appliance package with a 36-inch cooktop and single oven. Khaki LVP flooring extends throughout the open living areas and all bedrooms. The primary suite is privately positioned at the back of the home and features dual vanities with Carrara Blanco stone countertops, framed mirrors, a soaking tub, tiled shower with a seamless brushed-gold-trim door, water closet and large walk-in closet. Two secondary bedrooms, the hall bath, laundry room and mudroom are grouped near the garage entry. Additional features include gold lighting, a rubbed-brass five-light dining fixture, satin-nickel bath fixtures and accessories, a patio gas drop, professional landscaping and full sod. Exterior selections include Alamo brick, Pearly White siding and trim, Urbane Bronze front door and shutters, beige windows, Pecan-stained exterior beams and Weathered Wood shingles.

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