

MOVE-IN READY



176 Royal Oak Boulevard

2,003  
SQ.FT

3  
BEDS

2.0  
BATHS

C18  
LOT

**\$396,808**

Introducing the Langdon A Floorplan by Level Homes in The Sweet Grass section of The Settlement at Live Oak! Enter this home from the inviting front porch into the foyer which leads you into the open kitchen, living and dining room. The gourmet kitchen has custom painted cabinets with under cabinet lighting and 5" hardware pulls, large center island with sink and overhanging pendant lights, 3 cm Fantasy Brown marble countertops, custom backsplash, stainless steel appliances including a 36" gas cooktop and single wall oven, and a corner walk in pantry. The spacious dining room is separated from the kitchen by an exposed beam and has a wall space that will accommodate a china buffet or furniture piece and opens to the large covered side porch. The master bedroom is located off of the rear of the home for privacy and has a spa like bath featuring dual vanities with marble countertops, framed mirrors, separate 5' soaking tub and walk in tiled shower with seamless shower door and a nice size walk in closet! Spacious laundry room with built in wall cabinet and a mud room with an optional mud bench/desk area are located off of the garage entry. Professionally landscaped and fully sodded yards.



985-313-8508 | [onlinesales@levelbr.com](mailto:onlinesales@levelbr.com)

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