

# 12505 Eagles Bluff

Godley, TX 76044

3 

2.0 

2,160 

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Designed to maximize space, this sprawling floor plan is great for avid entertainers, as well as enjoying everyday family living. Step inside from the long-covered porch, and into the foyer that is completed with boxed ceilings. The formal dining room is located to the left of the extended foyer, where hosting lavish dinner parties or enjoying family meals around the table is made easy. Just around the corner is the spacious family room featuring a wall of windows and a corner stone fireplace, flooding this space with natural light and making the space warm during those winter months. With such a large room, there is plenty of space for family and friends to gather. Off the family room is the open-concept kitchen, designed to keep everyone connected. The kitchen features ample counter and storage space, stainless steel appliances, a corner walk-in pantry, a central island that provides additional seating, and white cabinets. The kitchen also opens to a sunny breakfast nook with a built-in window seat and has direct access to the rear-covered patio. Tucked away from the busyness of the family room is the master suite. Designed for optimal rest and relaxation, the spacious master bedroom features vaulted ceilings and a wall of windows. The adjoining master bathroom is complete with a dual sink vanity, large garden tub, separate walk-in shower with a seat, and a large walk-in closet. Two additional bedrooms are housed in a separate wing off the foyer, making them perfect for kids or guests. Both bedrooms have easy access to a full bathroom and linen closet. A large full-sized utility room is also located off the foyer, as well as direct access to the two-car garage for added convenience.



## CONCEPT 2154

3 Bedrooms  
2 Full Baths  
Family Room  
Breakfast Nook



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