

# 12613 Eagles Bluff

Godley, TX 76044

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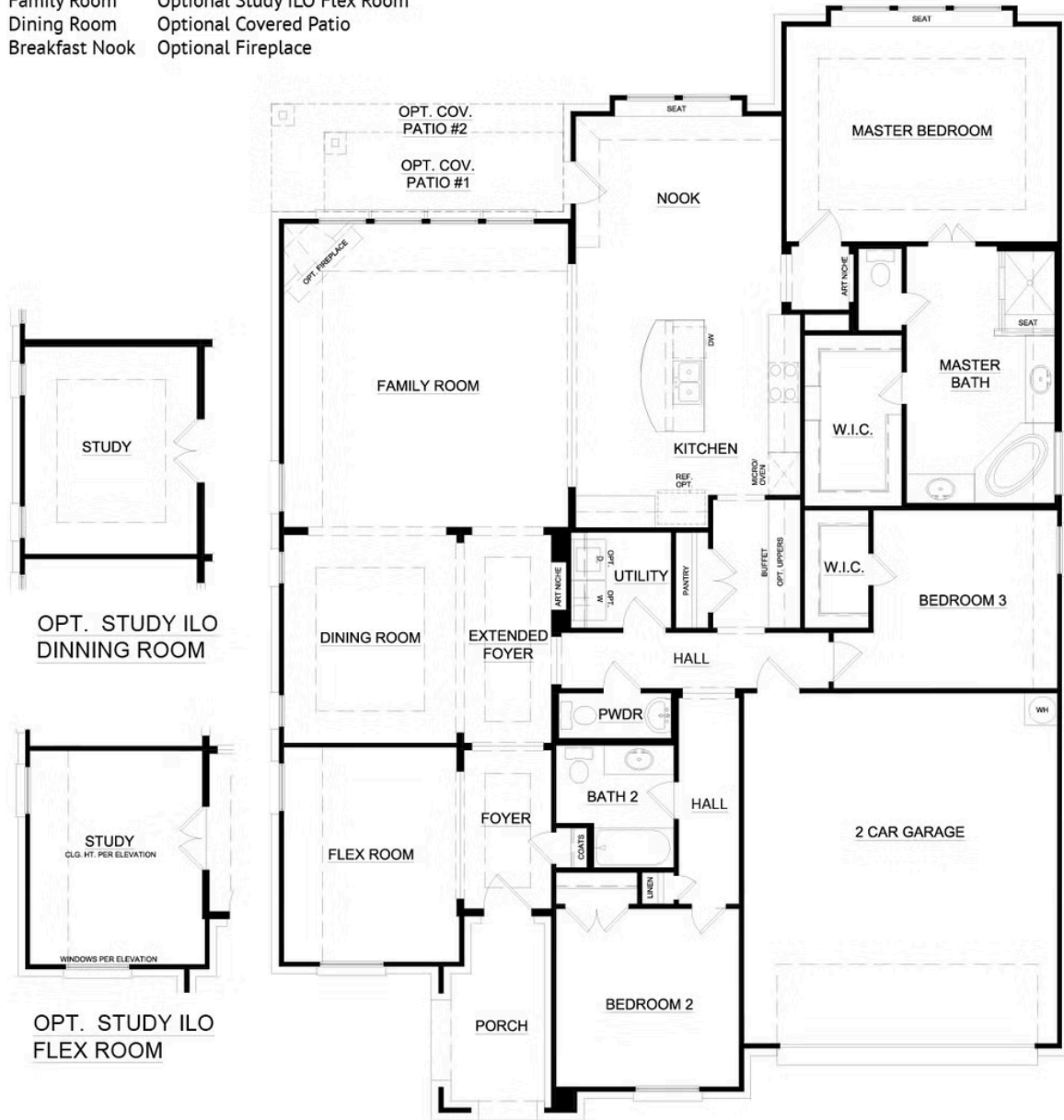
- Fireplace - Covered Patio #2 - Study - Formal Dining Room Sprawling over a single story, this open-concept floor plan offers generous entertaining spaces while providing quiet retreats for ultimate relaxation. Step inside from the covered front porch and the expansive foyer with boxed ceilings welcomes you to a study perfect for anyone working from home. Proceed through into the extended foyer is a boxed ceiling Formal Dining room, that can be used as a study or playroom, a joyous space to host dinner parties, or can be turned into whatever you need it to be. Set in the heart of the home, the spacious family room is filled with natural light and a corner fireplace, welcoming friends and family to enjoy this space. Open to the family room is the open-concept kitchen. With ample storage and counter space, stainless steel appliances, a Butler's Pantry, and a central island preparing meals and keeping guests connected is a breeze. The kitchen opens to a sunny breakfast nook with a built-in window seat for additional seating. The breakfast nook also provides direct access to the rear-covered patio to suit your outdoor living needs. The spacious master suite is set back from the family room, providing parents a private retreat at the end of each day. The adjoining master bathroom is complete with dual vanities, a separate walk-in shower with a seat, a large corner garden tub, and a huge walk-in closet. Two additional bedrooms are located toward the front of the home,...





## CONCEPT 2434

3 Bedrooms      Flex Room  
2 Full Baths      2 Car Garage  
Powder Bath      Optional Study ILO Dining Room  
Family Room      Optional Study ILO Flex Room  
Dining Room      Optional Covered Patio  
Breakfast Nook      Optional Fireplace



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