

# 12612 Eagles Bluff

Godley, TX 76044

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This stunning home has an open floor plan with living areas designed to host all your friends and family while providing spaces designed for a quiet retreat. Step in from the covered front porch and into the foyer which welcomes you into the private study. Finished with double doors, this space creates the perfect home office or a quiet area to enjoy hobbies without being disturbed. Across the foyer is the Formal Dining room, which 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. Connected by a butler's pantry is the open-concept kitchen. The kitchen features a large central island, stainless steel appliances, ample counter and storage space, a large walk-in pantry, white cabinets, and granite countertops. It also opens to a breakfast nook that provides direct access to the rear-covered patio. The spacious family room features a wall of windows and a gorgeous stone fireplace offers an open space for friends and family to gather. Tucked away from the family room is the master suite, allowing parents a quiet retreat at the end of each day. Enjoy a large room with vaulted ceilings and an adjoining master bathroom featuring dual vanities, a large garden tub, a separate walk-in shower with a seat, and a huge walk-in closet. Two additional bedrooms are located on the opposite side of the home in their own wing. Both bedrooms have easy access to a full bathroom with a dual sink vanity, as well as a coat closet and linen closet. For added convenience, a powder room and full-sized utility room, and a two-car garage are located at the front of the home.





## CONCEPT 2555

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



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