



# *bella ranch*

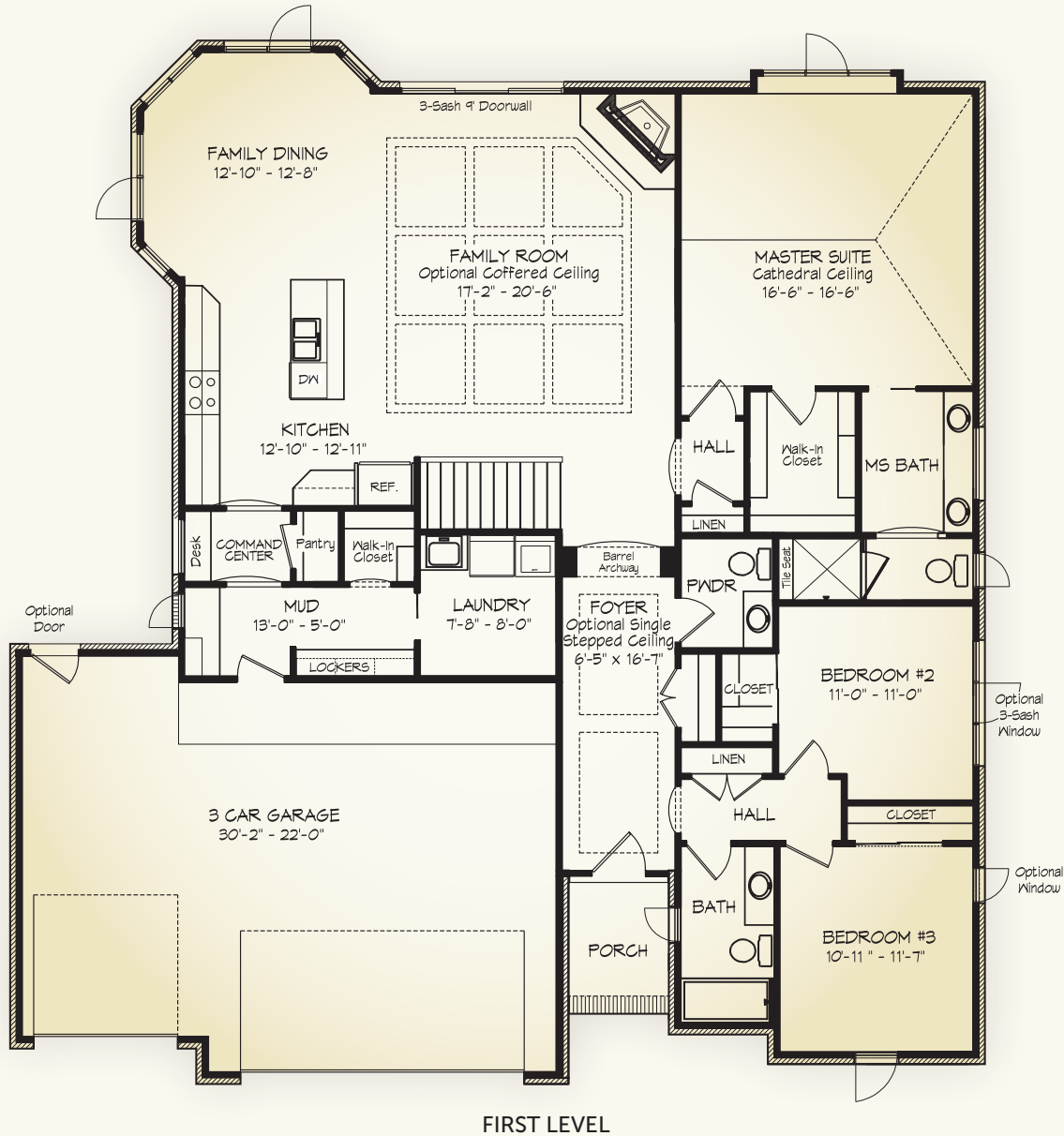
**Bella Ranch**  
**3 Bed, 2.5 Bath**  
**3-Car Front Entry Garage**  
**2,040 SF**

The Bella Ranch is truly a unique home to call your own. The elegant brick façade and stone foundation make memorable impressions, with arch-top shutters adding a pleasant touch. The exquisite entryway and copious windows throughout the home allow ample amounts of natural light to flood the interior. A lovely front path adjacent to the driveway leads residents and guests to explore this inviting and comfortable home.

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FIRST LEVEL

Luxurious living is easily attainable via the Bella Ranch. The welcoming foyer features a stepped ceiling and connects to the powder room and the hall that opens up to the second bath and the two bedroom suites. A beautiful barrel archway leads into the expansive family room, dining area and kitchen. The extensive family room features sliding walkout doors and elegant windows that surround the family dining area. The open concept kitchen, dining and family room share a sprawling space, outfitted with exceptional features for entertaining: a cozy fireplace, an L-shaped kitchen

and a welcoming island. Another hall just past the barrel archway leads to the grand master suite, which features cathedral ceilings, an oversized walk-in closet, and a private bath with two sinks. The two spacious bedrooms feature private closets, and the additional bath and powder rooms offer more space for comfort. Complete with a command center to function as an office, pantry and laundry rooms, plus an additional walk-in closet attached to the mudroom that connects to the generous three-car garage, life is grand and comfortable in the Bella Ranch.



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# preston ranch

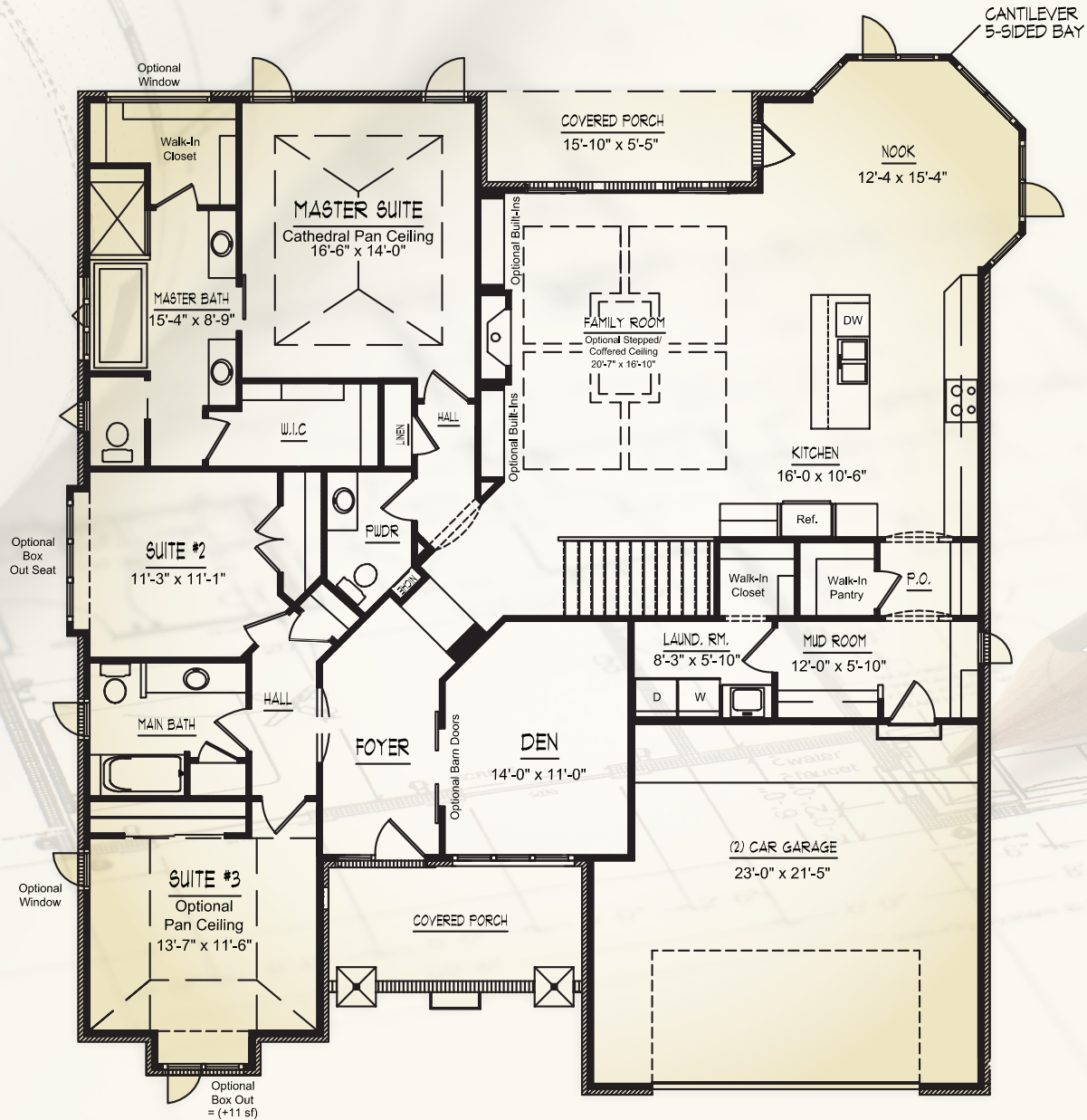
**Preston Ranch**  
**3 Bed, 2.5 Bath, Den**  
**2-Car Front Entry Garage**  
**2,450 SF**

A stately home with a stunning façade of brick and stone, the Preston Ranch is an impressive blend of classic craftsman style with a modern twist. The distinctive gables, barn shutters, farmhouse awnings and tapered arts and crafts columns further emphasize the home’s exceptional architectural lines. Large windows and a beautiful transom flood the interior of the home with natural light. The welcoming front porch provides ample room for rest and relaxation before exploring this inviting, comfortable home.

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FIRST LEVEL

Entering from the covered front porch, the Preston's foyer is flanked by a spacious den with optional barn doors and a hall concealing the second bath and bedroom suites. A beautiful barreled archway leads into the open concept family room, kitchen and dining area. The family room features a fireplace, sliding doors to access the covered rear porch and optional upgrades like built-ins and a stepped/coffered ceiling. The L-shaped kitchen's expansive island includes bar seating, optimal for entertainment. The dining area's unique bay windows illuminate the home

with natural light. A cathedral pan ceiling crowns the master suite with its resort-style bath, twin vanities and two generous walk-in closets. The spacious bedroom suites feature private closets and optional enhancements like box outs, window seats and pan ceilings. Completing the Preston Ranch, an over-sized walk-in pantry is accessible through the kitchen's attached butler's pantry. A generous laundry room, additional walk-in closet and a mudroom with lockers connects to the two-car garage. Discover carefree living at the Preston Ranch.



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# Addison Split



FRONT ELEVATION

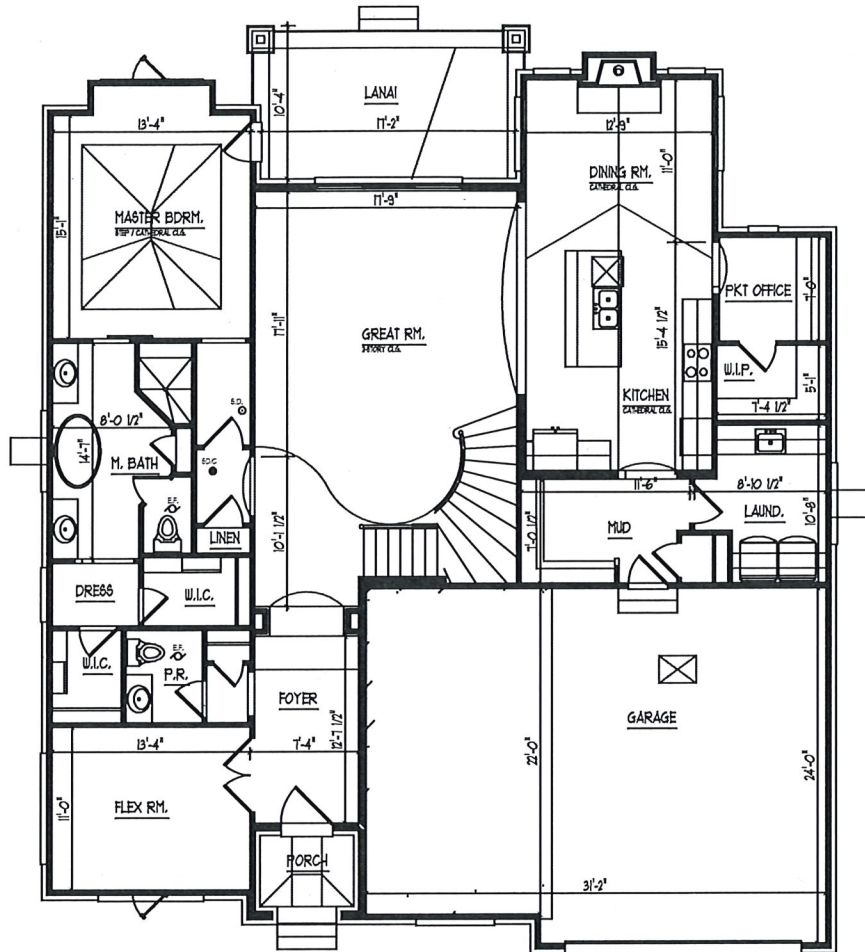


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# ADDISON SPLIT

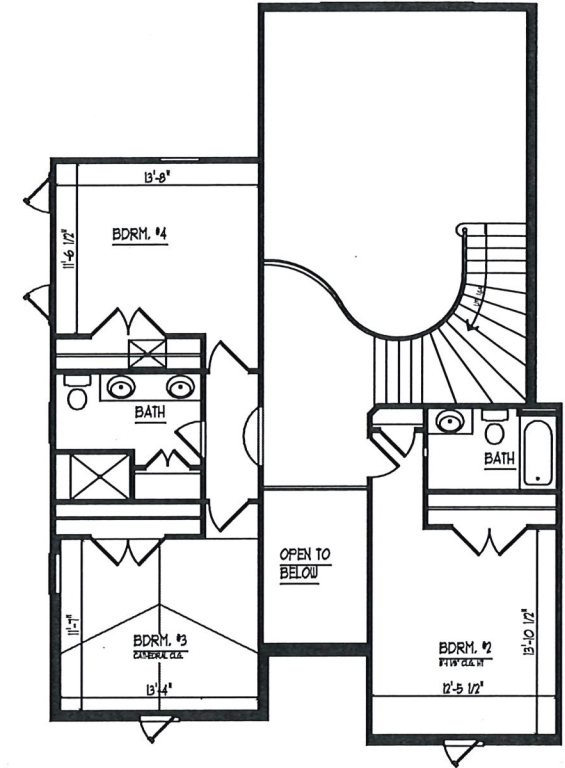
LOT 6 Valencia



FIRST FLOOR

## SQUARE FOOTAGE

FIRST FLOOR: 2,100 SQ. FT.  
 SECOND FLOOR: 925 SQ. FT.  
 TOTAL: 3,025 SQ. FT.



SECOND FLOOR



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