



Under Contract - Pending on Market

# \$235,000

Call 7138840322 Today!

## SINGLE FAMILY, 3 BEDS, 2 FULL BATH(S)

Welcome to the Charming Modern Cottage called The Gracie Floor Plan where Efficiency Meets Luxury. Discover the perfect blend of timeless charm and modern efficiency in this stunning cottage-style home. The Gracie floor plan is thoughtfully designed to maximize every square inch, offering an affordable yet high-end living experience with premium finishes throughout. This home features Classic brick and vinyl exterior featuring a welcoming covered front entryway. The cottage-inspired design is optimized for energy efficiency and low-maintenance living. Inside you will see the Open-Concept Living with a seamless flow between the kitchen, living, and dining areas, perfect for modern lifestyles. The kitchen is equipped with a spacious island featuring bar seating, granite countertops, and a dedicated enclosed pantry. Enjoy the full suite of stainless-steel appliances complemented by designer plumbing and lighting fixtures. Durable and stylish luxury vinyl plank (LVP) throughout all common areas and a secluded primary suite featuring a generous walk-in closet. This home is conveniently located within the Canyon Independent School District, and offers quick access to essential services and local amenities. Shopping & Retail: Within 3-5 miles of major retail hubs, including local boutiques and national retailers. Grocery: Conveniently located near United Supermarkets and Walmart Supercenter (approx. 2-4 miles). Medical Facilities: Within easy reach of local urgent care centers; and less than 15 minutes from

### GENERAL DESCRIPTION

**Property Type:** Single Family

**Bedrooms:** 3

**Baths:** 2 Full

**Stories:** 1

**Year Built:** 2025

**Building Sqft:** 1,328 /

**MLS# / Area:** AARTX-26-2359



Presented By  
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Visit <https://www.har.com/AARTX-26-2359> for more information

Listing Broker