



## \$649,870

AVAILABLE  
**January 2025**

## Grand Monterra II

1224 Calebria Way  
Monterra · Fate, TX 75087

<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>3,542</b> SQ. FT.	<b>2</b> STORIES	<b>2</b> CAR GARAGE	<b>4</b> LIVING AREAS
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### ABOUT THIS HOME

Modern white brick home. Sweeping curved staircase with wrought iron along upstairs. The Open concept family room has a wall of energy efficient windows, Wet Bar & a gas fireplace. Downstairs Media Room with French Doors - Formal Living, Den or Home Office. Upstairs Gameroom. Gourmet kitchen has island, Shaker cabinets, gorgeous slab countertops, stainless steel appliances, 5 burner gas cooktop, pots & pans drawers, trash can drawer, & walk in pantry. Custom features include 8 foot doors, wood floors, flat screen tv wiring, & thick trim. Primary Suite has a Free Standing Tub, glass shower w tile, rectangle sinks on separate vanities, & large walk in closet. Downstairs Guest Suite. Covered Back Patio has a gas line for BBQ & plumbed for a future sink & prewired for a fan.

### HOME DETAILS

Floor Plan	<b>Grand Monterra II</b>
Community	<b>Monterra</b>
Address	<b>1224 Calebria Way, Fate, TX 75087</b>
Square Footage	<b>3,542 sq. ft.</b>

Bedrooms	4
Full Bathrooms	3
Half Bathrooms	1
Garage	2-Car
Stories	2

PHOTO GALLERY

