

## Ashton Woods

5502 Grand Avenue Sachse TX,  
75048

Active  
Nov 2022

**SQUARE FT.**  
2,040 sq. ft.

**PRICE**  
\$510,000

### GARAGE



2

### STORIES



2

### BEDROOMS



3

### BATHS



2 Baths | 1 Half Baths



**WELCOME TO** The Douglas

Gorgeous new Ashton Woods home minutes to President George Bush Turnpike 161, US-75, and nestled in the perfect Northeast location 20 miles to Dallas in Sachse TX. This artisan signature collection home is built with a brick exterior, harbor mist-stained wood window shutters, and has a great covered front porch. Luxury vinyl plank flooring flows throughout the main floor and into the open entertaining area. Effortlessly entertain guests from the gourmet kitchen complete with an eat-in bar top island, mosaic white backsplash ceramic tile, a single bowl stainless steel undermount sink, extra white 42 inch shaker cabinets, Moen faucet, a pull-out waste basket, Carrara Gioia quartz solid surface countertops, a built-in microwave and oven, vintage black and brass pendant lighting, Energy Star Whirlpool stainless steel gas appliances, a matte black Moen faucet, and a walk-in storage pantry. Relax or enjoy meals outdoors on the backyard covered patio and catch up with friends near the mosaic white ceramic tile fireplace in the family room. Off the garage, a spacious mud room provides great storage space for coats, shoes, and backpacks. A gorgeous open staircase with metal balusters leads to the second-floor bedrooms and primary suite. Also upstairs, the utility room, complete with ceramic tile flooring, is conveniently placed near all bedrooms! The primary suite features a bedroom ceiling fan, dual sink vanities with black Moen plumbing hardware, ceramic tile shower with glass enclosure, ceramic tile flooring, and a walk-in closet. Additional upgrades in this new home include smart home Brilliant panel, a Ring doorbell, dual pane energy efficient windows, 10ft ceilings, ceramic tile flooring in baths and utility, black door hardware, black door hardware and plumbing fixtures, LED disc lighting, full sprinkler system, landscaping package, full gutters, covered patio, ceiling fans, new home warranty, and more!

## About The Station 40's

Conveniently located on the President George Bush Turnpike 161, between Miles Road and Merritt Road, you'll find The Station, a new mixed-use entertainment district in Sachse, Texas only 25 minutes to downtown Dallas and 22 miles to Legacy West/Dallas North Tollway. The district creates a harmonious balance between work, play, and life –encompassing everything from residential communities and office spaces to restaurants and entertainment offerings. Beyond just a place, The Station is a feeling – it's the warmth from gathering with friends for shopping or a show; it's the satisfaction from enjoying a delicious meal; it's the joy of savored moments with family and friends for a day well spent. And, here, you'll have opportunities to create a new home that reflects your passions and personal tastes through refined Collections. Just choose the Collection that best reflects your style and the extraordinary life you live. It's that simple. With The Ashton Woods Collections, your home's design isn't just beautiful – it's simply exceptional. Here, together, we'll help you create a home that's a reflection of your personal sense of style. At The Station by Ashton Woods, you'll love the possibilities.



**CALL TO LEARN MORE AND REQUEST A TOUR TODAY**

**972-782-4691**

**ASHTONWOODS.COM**

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### First Floor



## Second Floor



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