ESTIMATED COMPLETION DEC 2024

316 Sophia Drive

2,136 SQ.FT	4 BEDS	2.0 BATHS	29 LOT	**$390,112**

Introducing the "Hughes" floor plan by Level Homes to Heather Oaks, in Luling!! This one-story floor plan is over 2100 sq feet of living with four beds, two baths and an office, with zero wasted space! Enter the home from the front porch with exposed cypress beams into an actual foyer which leads you into an open living, dining and kitchen. The living room is centered around a vent-less gas fireplace with room for "optional" built in wall units and is separated from the kitchen by a "Banyan Brown" stained beam. The gourmet kitchen features custom painted cabinets with under cabinet lighting and 5" cabinet pulls, large center island with pendant lights, stainless steel appliances, 3 cm White Ice granite countertops and a white subway tile backsplash. The master suite is spacious and features a spa-like bath with separate tub and shower, dual vanities with framed mirrors and a HUGE walk-in closet. The additional three bedrooms are very spacious as well with a shared hall full bath with dual sinks. The office is spacious and is separated from the living room by french doors. There is a mudroom with space for an "optional" mud bench or built in desk and a spacious laundry room located off of the garage entry. The yard will be professionally landscaped and fully sodded.

*The completed pictures are not of the actual home but are of the same floorplan; colors and options may vary.

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