



## BEN ATKINSON CUSTOM HOMES

3046 Heritage Loop, Nolanville

\$349,900



**Directions:** Follow US 190 E. to Nolanville and take exit to TX-439 Spur/ Nolanville. Take a right onto S. Main Street/Old Nolanville Road. Take a left onto Wilderness Basin and right on Bella Vita. Take a left on Brandy Drive. House is on the left corner of Brandy Drive and Heritage Loop.

### Home Features

**J**OIN THE BIG LEAGUE; You'll have room to spread out in this Modern Traditional Style home located on a corner lot in the fabulous gated community of Bella Charca in Nolanville. This "First Rate Kitchen" features custom cabinetry with a built-in pantry, a functional work island with exotic granite countertops, and built-in appliances. This open floor plan delivers an impressive and distinctive living room with wood beams and a bold stone accented gas-burning fireplace. Tile floors and tile base boards throughout the main living and bathrooms along with Modern Metal Light Fixtures bring modern functionality through out this home. The master suite is incredibly spacious with an invitation of much natural light! Heaven on Earth awaits you in this spa like master bathroom with complete seamless shower glass and custom designed tiled back splash walls. A HUGE custom designed master closet with plenty of shelving and built ins show the craftsmanship in this home.

**O**ur custom home building process starts with an initial meeting. We want to understand your needs and interests in a new home. We will explain how the building process works and answer any questions. Based on the initial meeting, specifications and a cost estimate are developed.

We can build on your lot or help you find the perfect location. The shape and topography of your home site is taken into consideration when designing the plans. A conceptual layout, elevations, and initial drawings are developed to help you visualize the design.

The construction phase begins with the development of the construction documents. The building is broken down into key events and the construction begins!

To set up a meeting with Ben Atkinson to discuss your future home building plans, contact us.