



1209 Barreto Drive

\$639,000

BEDROOMS: 4

BATHS: 4 full

SQFT: 2,651

COMMUNITY: Wendell Falls

Lock in a 30-Year Fixed Rate at 1% Below Today's Average! With the use of our preferred lender and attorney, you can secure financing at a rate one percent lower than the daily average. No hassle. No gimmicks. Just a straightforward opportunity designed to give you peace of mind, confidence, and long-term security as you take the next step toward your new home.

Don't miss this opportunity to own a beautifully crafted Homes by Dickerson home! The Meadowmont plan with the Tudor Elevation features an elegant double door grand entryway. This Guest Suite on the main level can function as a visitor room or work from home office. The kitchen/family/dining area has an open layout. Enjoy the view of your backyard while doing the dishes and benefit from a clean (sink-free) island with all the space for entertaining. The fireplace is a focal point with built-ins flanking either side, creating a cozy-at-home feeling. Enjoy your early morning cup of coffee or relax with friends in the evening on the private spacious covered screen porch with a vaulted ceiling. On the 2nd floor, there is an open loft landing that leads to a large Rec Room, the Owner's Suite, 2 additional bedrooms, one of which has an en-suite



Exterior Rendering



Wendell Falls Treelight Square



Wendell Falls Perch Pool

First Floor



The floor plan for the second floor includes the following rooms and features:

- OWNER'S SUITE:** 15'-8" X 13'-8". Includes a walk-in closet (WIC) and access to the Owners Bath.
- BEDROOM 3:** 12'-8" X 11'-3". Includes a closet and access to Bath 2.
- BEDROOM 2:** 12'-8" X 11'-3". Includes a linen closet (LINEN) and access to Bath 4.
- BATH 2:** Located between Bedroom 3 and Bedroom 2. Includes a toilet, sink, and WIC.
- BATH 4:** Located off Bedroom 2. Includes a toilet, sink, and bathtub.
- OWNERS BATH:** Located off the Owner's Suite. Includes a toilet, sink, and WIC.
- REC ROOM:** 20'-4" X 17'-0". The largest room on the floor, featuring a fireplace on the left wall and access to the balcony.
- LAUNDRY:** Located off the Rec Room. Includes a sink and a door to the balcony.
- BALCONY:** Accessible from the Rec Room and Laundry.
- SEAT:** Located on the balcony, near the laundry area.