

# \$534,984 - 4037 Turning Leaf Drive, Nolanville

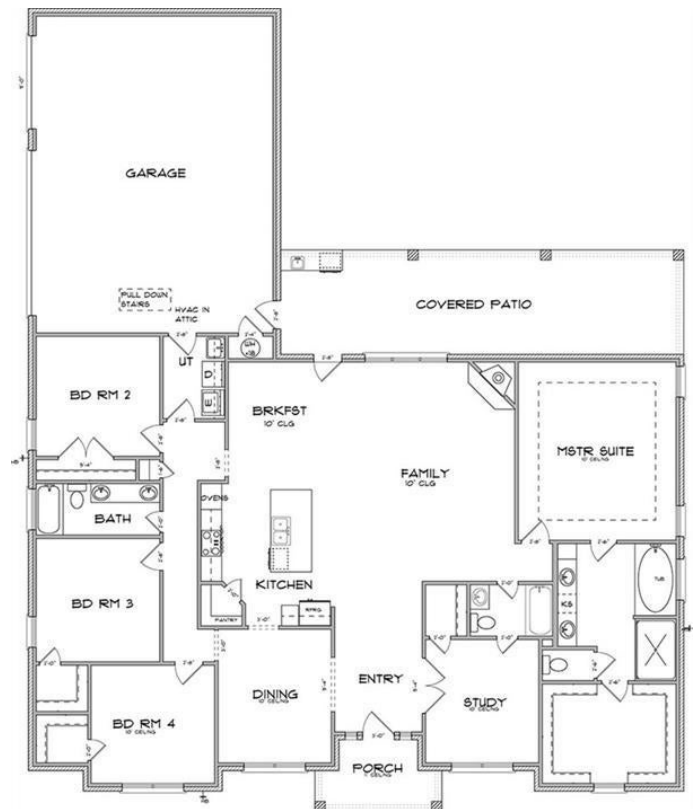
MLS® #450439

## \$534,984

4 Bedroom, 3.00 Bathroom, 2,650 sqft  
Residential on 0.38 Acres

Bella Charca, Nolanville, Texas

Move in to luxury in this stunning new construction home located in the gated community of Bella Charca and built by award winning A & G Homes. This floorplan has all the comforts from a side entry 3-car garage to high ceilings and recessed lighting to a fabulous gourmet kitchen. Versatility is key here in this floor plan with a formal dining room and a home office (or 5th bedroom) with access to a full bath flanking the entryway in addition to the wide open family room, kitchen and breakfast area. The island kitchen includes granite counters, stainless steel appliances and under cabinet lighting. The enormous owner's suite includes a huge walk-in closet and a spacious master bathroom with garden tub and ceramic tile shower. The split floorplan finds the secondary bedrooms - 2 with walk-in closets - across the home from the owner's suite. Relax in style on the generous covered patio that overlooks the backyard with a beautiful view of the hillside. Upscale moldings, ceramic "oak-look" tile, faux blinds, pre-plumbed for a gas grill, an out door kitchen with sink, granite counter and space for a mini fridge, a privacy fence, landscaping with full sod and sprinkler system and more are standard features with A & G Homes.



Built in 2021

## Essential Information

MLS® #	450439
Price	\$534,984
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,650
Acres	0.38
Year Built	2021
Type	Residential
Sub-Type	Single Family
Style	Traditional
Status	Active

### Community Information

Address	4037 Turning Leaf Drive
Subdivision	Bella Charca
City	Nolanville
County	Bell
State	Texas
Zip Code	76559

### Amenities

Utilities	Cable Available, High Speed Internet Available, Natural Gas Connected
Features	Park, Trails/Paths, Curbs, Gated
Parking	Attached, Garage, Garage Faces Side
# of Garages	3
Garages	Garage Door Opener
View	None

### Interior

Interior	Carpet, Tile
Interior Features	Ceiling Fan(s), Dining Area, Separate/Formal Dining Room, Double Vanity, Entrance Foyer, Garden Tub/Roman Tub, Open Floorplan, Pantry, Pull Down Attic Stairs, Recessed Lighting, Separate Shower, Tub Shower, Eat-in Kitchen, Kitchen Island, Crown Molding, Home Office
Appliances	Dishwasher, Disposal, Vented Exhaust Fan, Cooktop, Microwave, Built-In Oven, Double Oven, Gas Cooktop, Gas Water Heater, Some Gas Appliances

Heating	Central, Electric, Heat Pump
Cooling	Central Air, Electric, 1 Unit, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
# of Stories	1
Stories	One

### **Exterior**

Exterior Features	Covered Patio, Porch
Windows	Double Pane Windows
Roof	Composition, Shingle
Construction	Masonry, Stone Veneer
Foundation	Slab

### **School Information**

District	Killeen ISD
Elementary	Nolanville Elementary School
Middle	Nolan Middle School
High	Harker Heights High School

### **Additional Information**

Date Listed	September 7th, 2021
Days on Market	1
HOA Fees	480.00
HOA Fees Freq.	Annually

### **Listing Details**

Listing Office	Coldwell Banker Realty
----------------	------------------------

The information being provided by the Central Texas MLS is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.