

11208 N La Brisa Dr

FRESNO, CA 93730



PRICE
\$531,750

PLAN
Lydian

LOCATION
Ariette at Copper River

FEATURES

-  3 Bedrooms
-  2 Ba, 1 Half Ba
-  1,955 Sq. Ft.
-  2 Car Garage

Homesite 74 is the Lydian plan at Ariette at Copper River, an elegant two-story, crafted with quality and designed with care. Upon entrance, you are greeted by an expansive foyer with the staircase to the left. Around the corner from the front door, a powder bathroom and a storage closet beneath the stairs add everyday convenience. Just beyond the staircase, the dining area connects seamlessly to the kitchen. The kitchen features ample counter space, a large center island, and a pantry closet. It also opens to the Great Room, creating an inviting space for entertaining and gathering with family and friends. Upstairs, you're greeted by the standard loft, a cozy area perfect for a playroom. Bedrooms 2 and 3 are nearby and share a full bathroom. The laundry room is conveniently located just outside the Owner's Suite. The Owner's Suite offers a private retreat with an en-suite bathroom featuring a dual-sink vanity, two linen closets, and two walk-in closets for abundant storage. REPRESENTATIVE PHOTOS ADDED.

Ariette
COPPER RIVER

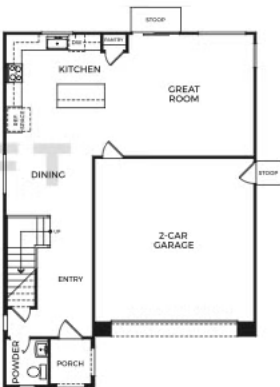
TRUMARKHOMES

LYDIAN

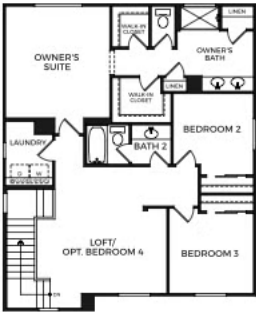
1,955 Sq. Ft.

3 Bedrooms w/ Loft or
Optional 4 Bedroom
2.5 Baths
2 Car Garage

DRAFT



FIRST FLOOR



SECOND FLOOR

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