



House & Land Package

From **\$3,810,419***

Bristol 3208

4 Beds | 3.5 Baths | 3 Car Garage

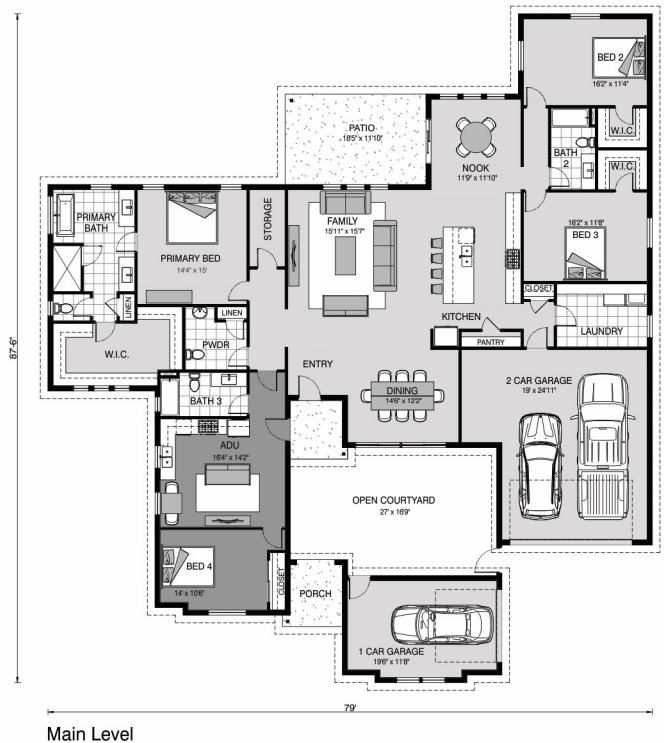
6711 Grady Niblo Road, Dallas

Land Area: 30.5 ac

Contact **Ken Goodson** on **8178003488**

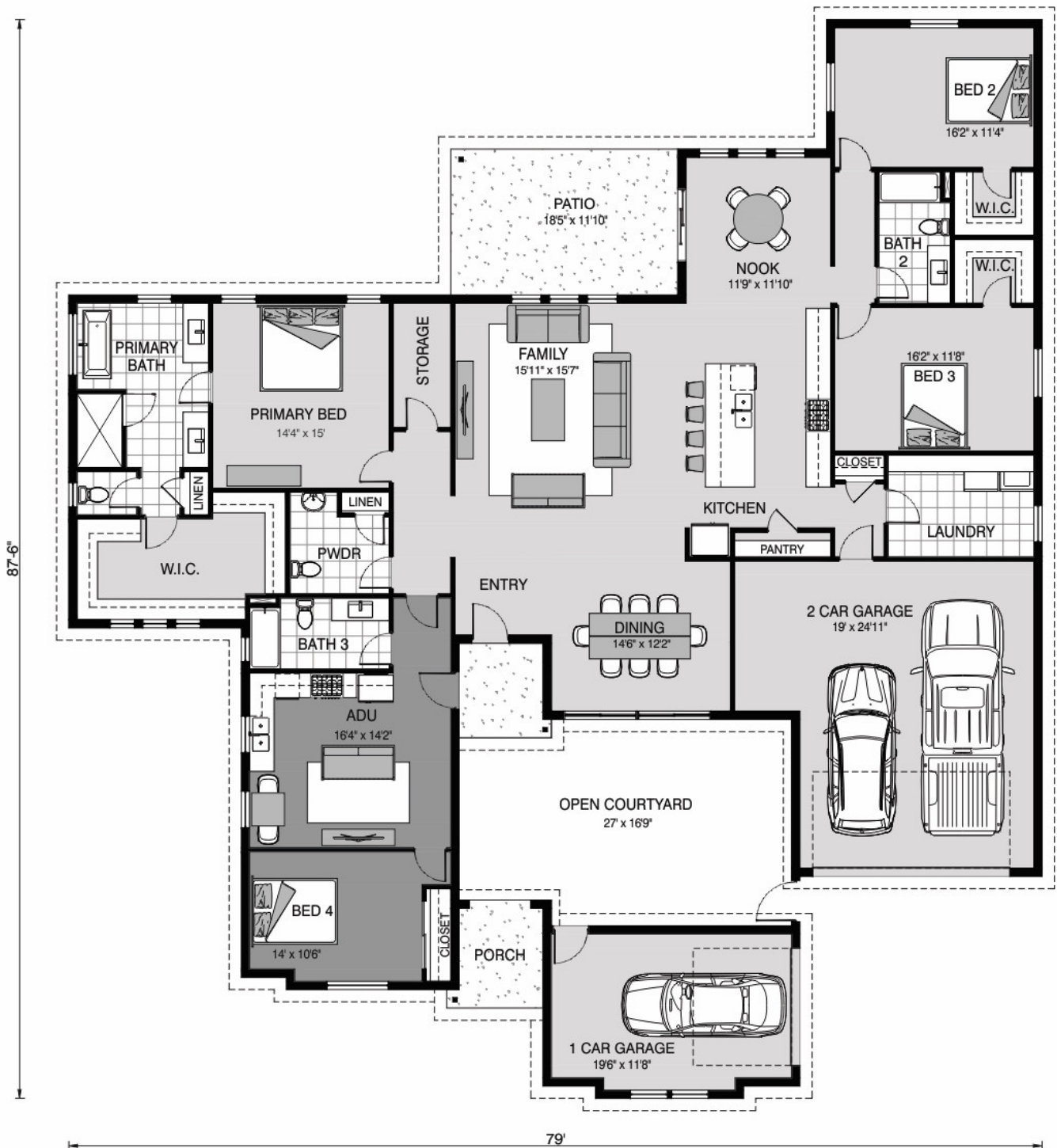
Inclusions:

- + Modern Farmhouse Front Elevation w/Courtyard
- + Large Rear Covered Patio
- + 4 Bedrooms, 3.5 Baths, and 3 Car Garage
- + California Style Kitchen
- + Open Concept Floor Plan
- + ADU/Next Gen/Mother-in-law Suite with Full Kitchen, Separate Living, Bedroom & Bath



Main Level

NOTE: Images may depict landscaping and upgraded fixtures, features, facades or finishes and other items which are not included in the prices stated or not supplied by G.J. Gardner Homes. For availability and pricing of these items please discuss with your new home sales consultant.



Main Level

Package price is based on Bristol 3208 standard floor plan and standard elevation (may be smaller than elevation shown). Package may be subject to developer's design review panel, final regulatory approval and G.J. Gardner Homes purchase processes. Package price excludes any taxes, legal fees, and closing costs. Prices are current as of April 29, 2026. Prices may change without notice. Packages are subject to availability. Package subject to two separate contracts relating to the building and the land respectively. Photographs may depict fixtures, finishes and features not supplied by G.J Gardner Homes. Excluded items include but are not limited to landscaping items such as planter boxes, retaining walls, water features, pergolas, screens, driveways and decorative items such as fencing and outdoor kitchens or barbeques. Photographs may also depict inclusions not forming part of the standard design and which may be subject to additional costs. This design and illustration remains the property of G.J Gardner Homes and may not be reproduced in whole or in part without written consent. For detailed home pricing, please talk to a New Homes Consultant or visit our website at <https://www.gjgardner.com/house-and-land-pricing/>. WK Custom Homes d.b.a G.J. Gardner Homes Frisco.