



222 Shawnee Trail

ALVARADO, TX 76009

SUNSET RIDGE

MAGNOLIA FLOOR PLAN

PRICED AT

~~\$440,660~~ **\$430,000**

3187

SQUARE FEET

4

BEDROOMS

2.5

BATHROOMS

2

CAR GARAGE

Available July 2025



Showcasing 4 spacious bedrooms, luxurious finishes that elevate every space, and a charming front balcony, the Magnolia by Bloomfield offers a perfect blend of comfort and sophistication. Nestled on an interior lot, the home welcomes you with a distinctive all-brick facade accented with brick detailing, stone-edged flower beds, and fresh sod. An 8' Front Door opens into a beautifully tiled extended entry, setting a refined tone from the start. Enjoy outdoor living with a covered front porch, a second-floor balcony off the front elevation, and a covered back patio—ideal for quiet moments or entertaining. The expansive layout includes a first-floor Primary Suite featuring a huge walk-in closet and separate vanities. At the front of the home, a bright Formal Dining Room and private Study with Double French Doors create a polished first impression. Upstairs, the versatile Game Room is surrounded by the secondary bedrooms and opens directly to the balcony for added functionality. Additional enhancements include a convenient downstairs powder bath, gleaming Granite countertops throughout, energy-efficient gas stainless steel appliances, and a tankless water heater. With a prime location near the entrance of the scenic community trail system, this home at Sunset Ridge is thoughtfully designed to exceed expectations—visit Bloomfield today to make it yours.

