



# 3305 Lakeland Lane

**ANNA, TX 75409**
**MAGNOLIA II FLOOR PLAN**

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>3,435</b><br>SQUARE FEET | <b>4</b><br>BEDROOMS | <b>3.5</b><br>BATHROOMS | <b>2</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

**VILLAGES OF HURRICANE CREEK**
**PRICED AT**
**\$716,626**
**\$669,990**
**MODEL HOME • 3217 CROSS SHORE DRIVE | ROSE II**
**Under Construction • Est. October 2026**


The Magnolia II, a two-story plan with 4 bedrooms, 3.5 baths, a study, and a 2.5-car garage. The home sits on a 90-foot-wide lot directly across from a nature preserve with a pond and walking trails — a wider lot than standard and a view that won't be built on. Inside, 8' interior doors run through the house and engineered wood floors cover the entire first floor. The family room has a gas-starter fireplace. The Deluxe Kitchen has quartz counters and a professional-series appliance package, and the primary bath is finished in porcelain tile with a marble look. A study and formal dining room round out the main floor, with three bedrooms upstairs alongside a game room and a separate media room. Window seats are built in throughout and a mud room off the garage handles shoes and bags. Out front, a covered porch; out back, an extended covered patio with a gas stub for the grill. The neighborhood has pools and walking trails of its own. Gutters and a full energy-saving package come standard. Come walk the Magnolia II at the Bloomfield Homes model in The Villages of Hurricane Creek.

