



# 349 Aurora Hills Trail

**BURLESON, TX 76028**

**PARKS AT PANCHASARP FARMS 65**

**MAGNOLIA II FLOOR PLAN**

**PRICED AT**

~~\$628,992~~ **\$549,900**

**3430**  
SQUARE FEET

**5**  
BEDROOMS

**3.0**  
BATHROOMS

**2.5**  
CAR GARAGE

Move-In Ready



READY FOR QUICK MOVE-IN with a FABULOUS GREENBELT VIEW + FABULOUS FINANCING INCENTIVES for a 30-day closing! This Magnolia II by Bloomfield Homes is an expansive, luxury 2-story with 5 beds, 3 baths, game room, media room and 2.5-car garage – extra deep for Texas-sized trucks – with 100 sq ft of bonus storage. Elegant white brick exterior with 8 ft Mahogany and glass front door, cedar garage door, upstairs balcony and lush landscaping. Inside you'll find a transitional warm and elegant color palette, stacked stone to ceiling direct vent fireplace, hardwood floors in main living areas, plush carpet and designer tile selections. Downstairs features the luxury primary suite, a spacious guest room and a flex room perfect for a formal dining, open home office or creative space. Upstairs boasts 3 large secondary bedrooms, a split bathroom with 2 sinks, a game room with balcony access and an enclosed media room. The chef's kitchen impresses with built-in stainless appliances, gas cooktop, double convection oven, wood vent hood, exotic quartz countertops, stunning mosaic backsplash and generous island. Quartz counters in all bathrooms. Extensive storage in the pantry and three additional storage closets throughout! Outdoor living includes a covered patio with gas drop for grilling, a backyard siding to a greenbelt park, 6 ft stained wood fencing with metal posts, 2 gates and wrought iron fencing along the view. Home also includes 2" faux wood blinds, full gutters, front yard landscaping and fully sodded yard with sprinkler system. Located in a highly desirable community with wonderful social activities, swimming pool, playgrounds, walking trails and top-rated Joshua ISD schools. Our Brand-New, on-site elementary school is now under construction!!

