


**COMMUNITY SALES MANAGER**
**Matt Conedera**
**CELL: (682) 318-4026**
**SALES OFFICE: 972-223-2230**

# Magnolia III

**CLASSIC SERIES**

## ADDISON HILLS CLASSIC 60S

1706 BALDWIN DRIVE, CEDAR HILL, TX 75104

**HOMES FROM  
\$538,990**
**3,754**

SQUARE FEET

**5**

BEDROOMS

**3.5**

BATHROOMS

**2**

CAR GARAGE


**ELEVATION F**

**ELEVATION AS**

**ELEVATION C**

**ELEVATION D**


Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



**COMMUNITY SALES MANAGER**

Matt Conedera

CELL: (682) 318-4026

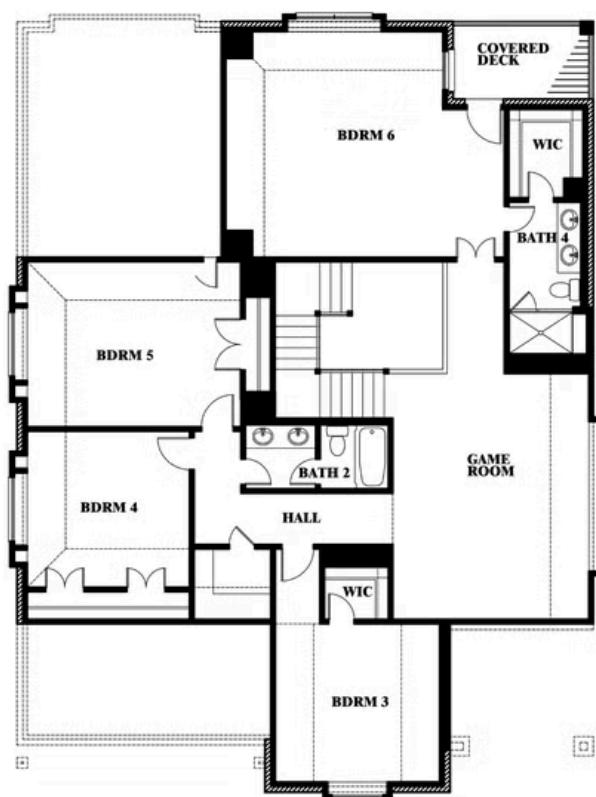
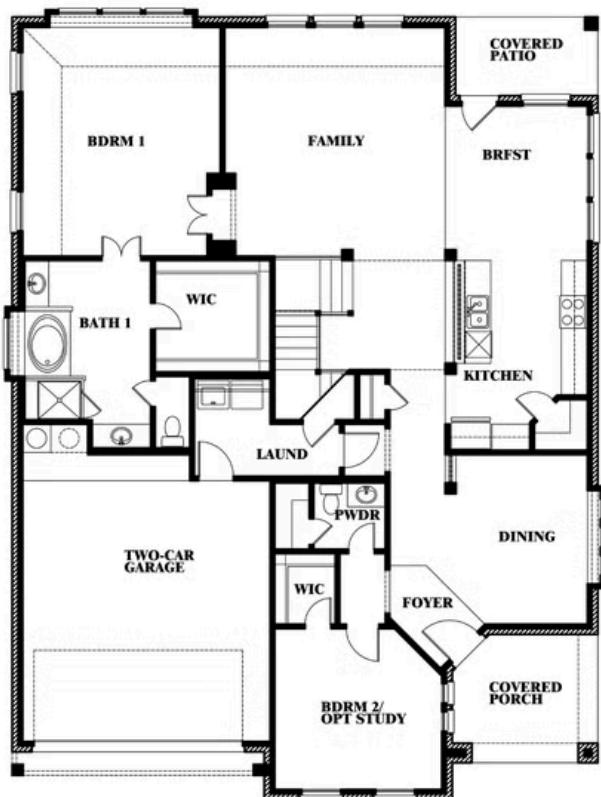
SALES OFFICE: 972-223-2230

# Magnolia III

## MAGNOLIA III FLOOR PLAN



## Magnolia III



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



## **COMMUNITY SALES MANAGER**

Matt Conedera

CELL: (682) 318-4026

SALES OFFICE: 972-223-2230

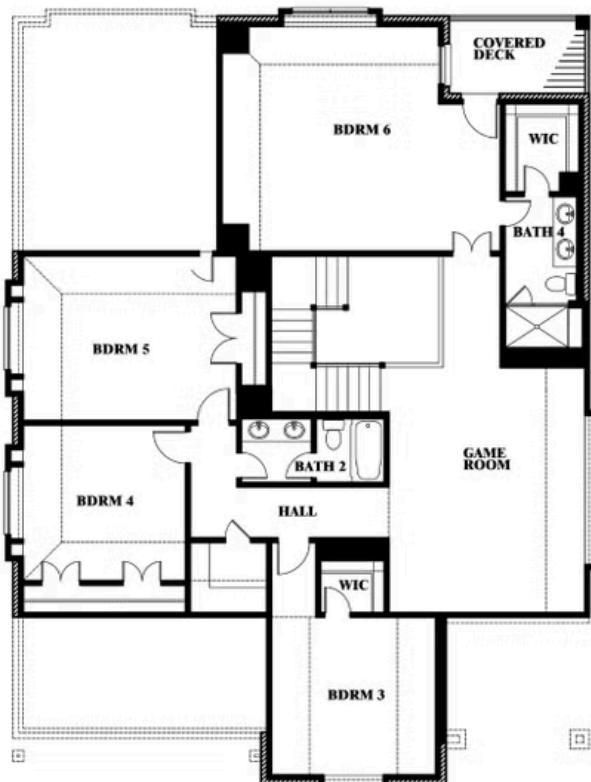
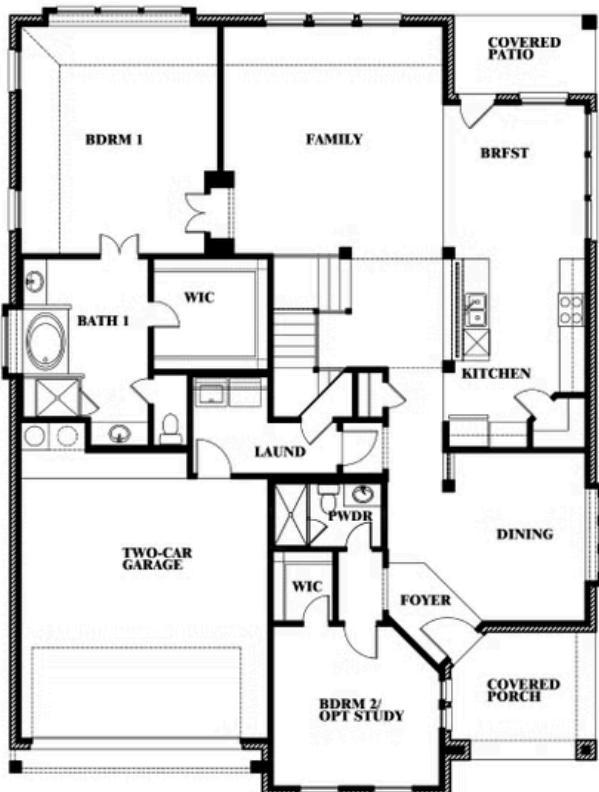
# Magnolia III

## MAGNOLIA III FLOOR PLAN WITH OPTIONAL SHOWER AT POWDER

## ADDISON HILLS CLASSIC 60S



## Magnolia III



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



COMMUNITY SALES MANAGER

Matt Conedera

CELL: (682) 318-4026

SALES OFFICE: 972-223-2230

# Magnolia III

MAGNOLIA III FLOOR PLAN WITH OPTIONAL MUD  
ROOM

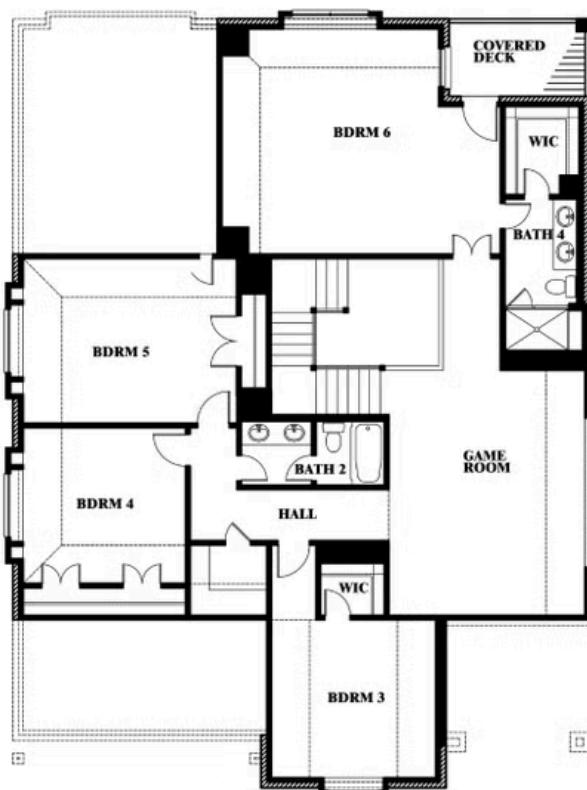
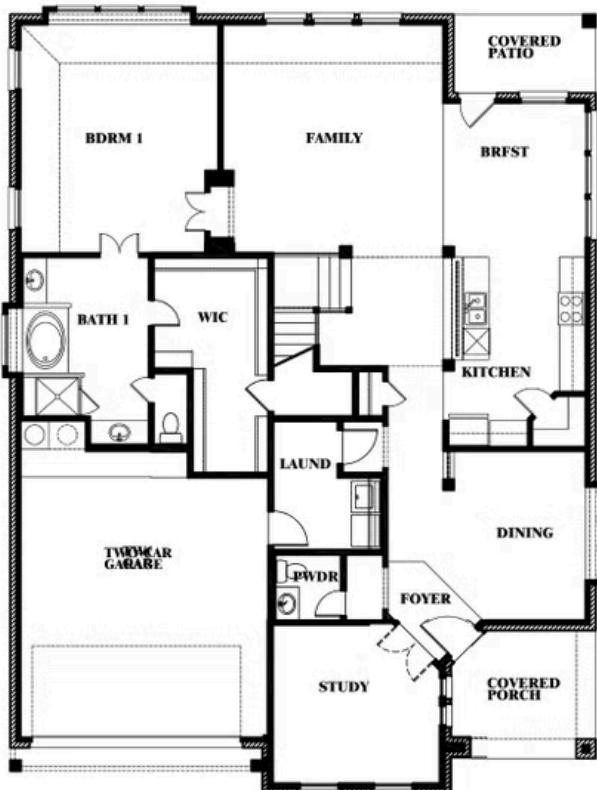
ADDISON HILLS CLASSIC 60S

1706 BALDWIN DRIVE, CEDAR HILL, TX 75104

**BLOOMFIELD**  
HOMES

**Magnolia III**

Opt. Mud Room & Ext. Primary Closet



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY

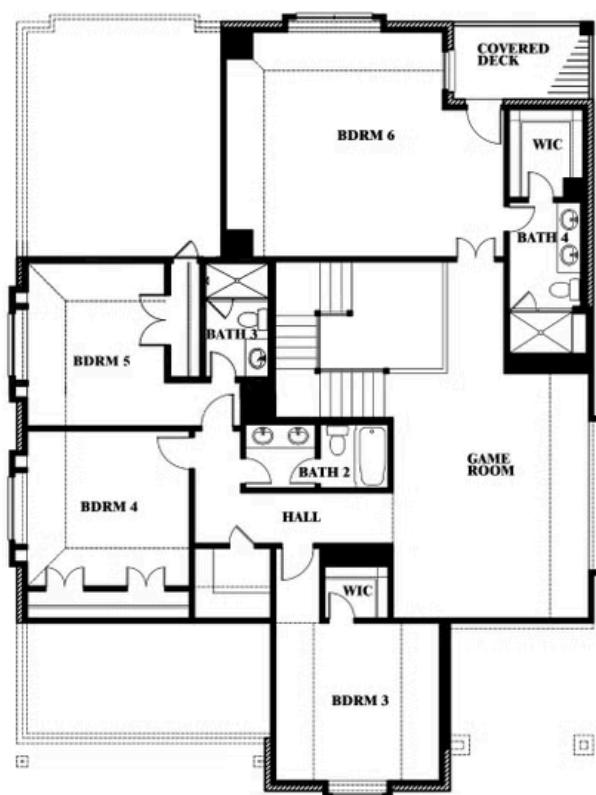
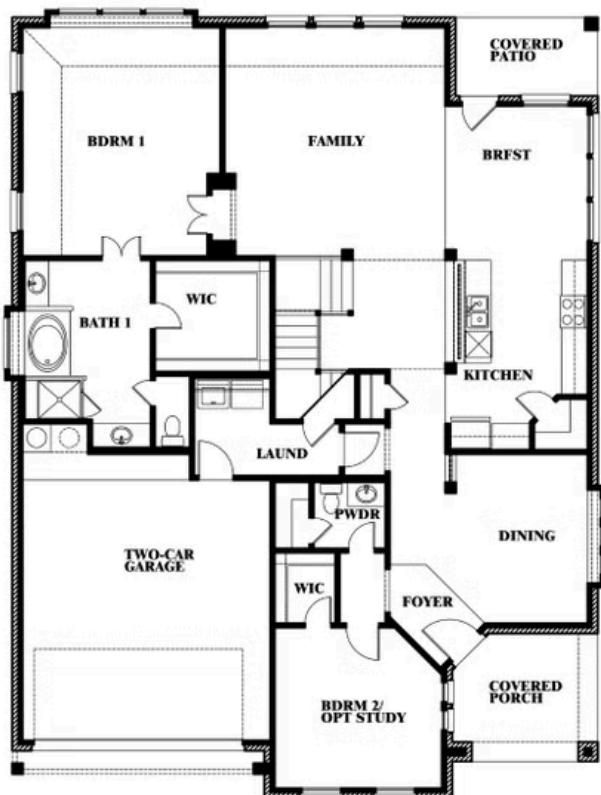


Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.


**COMMUNITY SALES MANAGER**
**Matt Conedera**
**CELL: (682) 318-4026**
**SALES OFFICE: 972-223-2230**

# Magnolia III

**MAGNOLIA III FLOOR PLAN WITH OPTIONAL BATH 3**
**ADDISON HILLS CLASSIC 60S**  
 1706 BALDWIN DRIVE, CEDAR HILL, TX 75104

**Magnolia III**  
*Opt. Bath 3 at Bed 5*


This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.