



4005 Miscellany Lane

CELINA, TX 75078

MAGNOLIA II FLOOR PLAN

3,435 SQUARE FEET	5 BEDROOMS	4.0 BATHROOMS	2.5 CAR GARAGE
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MOSAICPRICED AT
~~\$803,531~~**\$659,990**

MODEL HOME • 4005 LINEAR DRIVE | SEABERRY II

Move-In Ready



Spacious two-story offering 5 bedrooms, 4 baths, and a 2.5-car garage on an oversized homesite. The first floor is designed for comfort and function, beginning with a formal dining room near the entry that leads into a large open family room centered around a fireplace. The primary suite is privately positioned downstairs, along with a secondary bedroom and full bath that work well for guests. The upper level is completed by 3 additional bedrooms, including an ensuite, a spacious game room, and a private balcony that provides an outdoor extension of the home. The Deluxe Kitchen features Level 5 quartz countertops, built-in stainless steel appliances, LED lighting, and champagne Shaker-style cabinets. The primary suite bath includes a drop-in deck-mount tub, separate shower, and two vanities, each with its own sink. Exterior details include a brick and stone exterior, an 8-foot front door, and professional landscaping with stone edging that enhances the home's presence. An extended patio complements the large backyard, made possible by the oversized homesite. Wood floors run throughout the main living areas, and practical upgrades such as a tankless water heater, full rain gutters and the added storage of a 2.5-car garage contribute to long-term value. Residents of Mosaic enjoy The River Amenity Center with its lazy river, fishing pier, fitness center, indoor and outdoor gathering areas, sand volleyball, fire pits, playground, and scenic trails throughout the community. Stop by the Bloomfield Homes model in Mosaic to explore the Magnolia II and get the latest details.

