



2724 Railway Street

MCLENDON-CHISHOLM, TX 75126

MERAKI

MAGNOLIA II FLOOR PLAN

PRICED AT

\$626,732 **\$621,732**

3435
SQUARE FEET

4
BEDROOMS

3.5
BATHROOMS

2.5
CAR GARAGE

Available April 2026



ELEVATION F

The Magnolia II offers a thoughtfully planned two-story layout with 4 bedrooms, 3.5 baths, and a 2.5 car garage, designed with well-defined spaces for everyday living and entertaining. A covered front porch introduces the home before the foyer opens to a formal dining room and a flexible study near the entry. The main living area is highlighted by a striking stone fireplace extending floor to ceiling in the family room, while remaining open to the kitchen and breakfast area. The deluxe kitchen is equipped with quartz countertops, built-in stainless steel appliances, and a large island, with a layout that connects easily to the breakfast space and provides direct access to the extended covered patio, creating a seamless transition between indoor and outdoor living. The primary suite is privately located on the first floor and positioned away from secondary bedrooms, offering a comfortable, secluded escape with an extended walk-in closet, separate vanities each with a sink, a garden tub, and a separate shower. A mudroom near the garage entry adds everyday convenience and additional storage. The second level is arranged with a large game room and a theater-style dedicated media room, along with 3 secondary bedrooms designed for comfort and flexibility. Exterior design is elevated by a second-story balcony with exterior access, adding both visual interest and usable outdoor space. The home is located in Meraki, a master-planned community with open green space and planned trails. Visit the Bloomfield Homes model to learn more about the Magnolia II and see how this upcoming home comes together.



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