



# 2724 Railway Street

MCLENDON-CHISHOLM, TX 75126

MAGNOLIA II FLOOR PLAN

<b>3,435</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>2.5</b> CAR GARAGE
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**MERAKI**PRICED AT  
~~\$626,732~~**\$544,732**

MODEL HOME • 2019 MERAKI PKWY | SEABERRY II

Move-In Ready



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.

