



# 16420 Boston Ivy Drive

JUSTIN, TX 76247

**WILDFLOWER RANCH 50-55**

DEWBERRY FLOOR PLAN

PRICED AT

~~\$532,161~~ **\$474,745**

**2828**

SQUARE FEET

**4**

BEDROOMS

**3.5**

BATHROOMS

**2**

CAR GARAGE

Under Contract



Step into Bloomfield's Dewberry plan, a beautifully designed two-story home that blends style and functionality. This thoughtfully crafted layout offers four spacious bedrooms, including a secluded first-floor Primary Suite with a walk-in closet, a relaxing garden tub, and a separate shower for added comfort. The open-concept main floor is elevated by site-finished hardwood floors and anchored by a stunning Deluxe Kitchen showcasing Quartz countertops, Charleston-style basil cabinetry, a large island, pot and pan drawers beneath the gas cooktop, a striking wood vent hood, and sleek stainless steel appliances—all complemented by a walk-in pantry and under-cabinet lighting for added convenience. Window seats lend charm and warmth, while 8' interior doors on the first floor and blinds throughout add subtle sophistication. A dedicated Study with elegant Glass French Doors provides privacy just off the entry, and the upstairs Game Room is surrounded by generously sized secondary bedrooms. Outside, the home makes a bold first impression with its brick and stone facade, upgraded 8' Republic Front Door, bricked front porch, and well-planned landscaping enhanced by a full sprinkler system and gutters. An 8' back porch door opens to a fully fenced backyard with a gas drop for grilling—perfect for entertaining. Tucked on an interior lot in the sought-after Wildflower Ranch community in Justin, with access to amenities including a playground, this home also includes modern essentials like a tankless water heater and showcases the perfect blend of comfort, efficiency, and style.

