



805 Trout Lilly Drive

JUSTIN, TX 76247

WILDFLOWER RANCH 50-55

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$582,695~~ **\$574,990**

3430

SQUARE FEET

4

BEDROOMS

4.0

BATHROOMS

2

CAR GARAGE



Bloomfield's Magnolia II is the ideal blank canvas on a 7,590 sqft interior lot, offering 4 large bedrooms, 4 baths, and a Study enclosed by elegant Glass French doors off the Entry. Entertain in style with a Formal Dining Room, an upstairs Game Room, and a theater-style Media Room, all enhanced by a sleek horizontal wrought iron railing at the Family Room overlook. Access the Covered Patio, complete with a gas drop for effortless grilling, from the Breakfast Nook, which flows into the Deluxe Kitchen. Here, pendant lighting highlights a large center island, while custom black Charleston cabinetry, pot and pan drawers, a wood vent hood, and stunning Quartz countertops elevate the space. Durable Laminate Wood floors extend through the common areas downstairs, and 8' interior doors on the first floor add a touch of sophistication. The Primary Suite is tucked at the back of the home, featuring a cozy window seat with backyard views and a spa-like ensuite retreat. A tankless water heater ensures efficiency, while window coverings provide privacy throughout. The brick-accented exterior is further enhanced by an upgraded brick selection, a bricked front porch, and a striking 8' Republic front door, all complemented by full landscaping and gutters for polished curb appeal. Visit Bloomfield at Wildflower Ranch to learn more!

