



# 16309 Boston Ivy Drive

JUSTIN, TX 76247

MAGNOLIA II FLOOR PLAN

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>3,430</b><br>SQUARE FEET | <b>5</b><br>BEDROOMS | <b>4.0</b><br>BATHROOMS | <b>2</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

**WILDFLOWER RANCH 60-65**
**PRICED AT**  
~~\$604,131~~
**\$604,131**

MODEL HOME • 16333 BOSTON IVY DR | SPRING CRESS II  
MODEL HOME • 16401 BOSTON IVY DR | ROSE II

Under Construction · Est. November 2026



This Magnolia II features 5 bedrooms, 4 baths, and a 2-car garage in the amenity rich community of Wildflower Ranch. An upgraded 8-foot front door and brick front porch welcome you into the foyer, with a Formal Dining Room and a first-floor secondary bedroom nearby. Continue into the open Family Room, Breakfast Room, and Deluxe Kitchen, where quartz countertops, painted Shaker cabinetry, a gas cooktop, electric oven, upgraded backsplash, pendant lighting, and an island add polished function. Laminate wood-look flooring extends through the entry, Kitchen, Breakfast Room, Family Room, Dining Room, and downstairs hallways. The private first-floor Primary Suite includes a walk-in closet, drop-in deck-mount tub, separate shower, and dual vanities. A shower added at the powder bath creates a full bath for guests. Upstairs, a large Game Room and separate Media Room anchor the entertainment space, plus three additional bedrooms and two baths. Upgrades include 8-foot interior doors on the first floor, modern-style balusters at the Family Room overlook, 2-inch faux blinds, gutters, a covered patio, an additional 100 square feet of rear patio flatwork, and a gas stub for outdoor grilling. Call or visit Bloomfield Homes at Wildflower Ranch today!

