



16409 Boston Ivy Drive

JUSTIN, TX 76247

SEABERRY II FLOOR PLAN

3,479 SQUARE FEET	4 BEDROOMS	4.0 BATHROOMS	2 CAR GARAGE
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WILDFLOWER RANCH 60-65

 PRICED AT
\$655,716

\$608,716

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

Available July 2026



Welcome to the stunning Seaberry II, a beautifully designed two-story residence offering 4 bedrooms, 4 baths, formal dining, private study, gameroom, media room, and a 2-car garage, all thoughtfully crafted for both luxury and functionality. From the moment you arrive, the gorgeous brick covered front porch and impressive 8' front door create an inviting first impression, leading into an elegant interior where laminate wood flooring flows throughout the main areas downstairs and is complemented by upgraded 8' interior doors for a grand feel. Just off the entry, the private study features glass French doors, while the formal dining room connects seamlessly to a convenient butler's pantry, perfect for hosting. The deluxe kitchen is a true showpiece, equipped with built-in stainless steel appliances, upgraded cabinetry with cabinet lighting, and a layout designed for both everyday living and entertaining. The spacious family room is anchored by a breathtaking floor-to-ceiling stone fireplace, adding warmth and a dramatic focal point. The primary suite is privately located on the main level, offering a peaceful retreat, while upstairs you'll find two additional bedrooms, two full baths, a versatile gameroom, and an enclosed media room for elevated entertainment. A covered back patio extends the living space outdoors, perfect for relaxing or entertaining guests. Located in the highly desirable Wildflower Ranch community, residents enjoy resort-style amenities including a lazy river, making this home an exceptional blend of comfort, style, and lifestyle living.

