



410 Atlas Cedar Drive

GLENN HEIGHTS, TX 75154

MAPLEWOOD

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$600,373~~ **\$590,000**

3435

SQUARE FEET

4

BEDROOMS

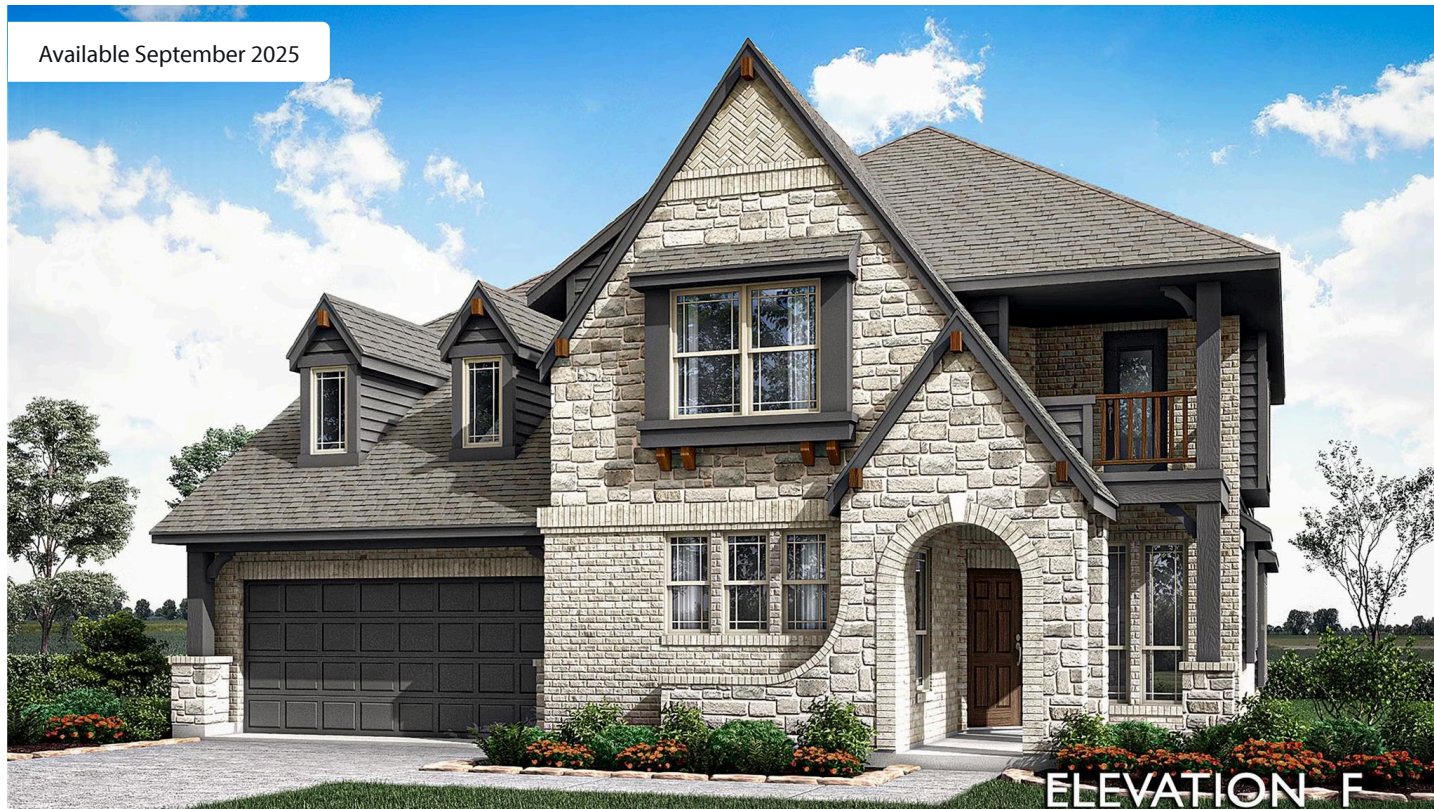
3.5

BATHROOMS

3

CAR GARAGE

Available September 2025



6% towards Closing Costs! The Magnolia II is a thoughtfully designed two-story home on an interior lot that blends elevated style with everyday comfort. Its charming stone elevation and 8' upgraded front door make a striking first impression, setting the tone for the refined features inside. Enter into an open layout graced with laminate flooring throughout, where a spacious Formal Dining area leads into a deluxe Kitchen showcasing upgraded painted cabinets, granite countertops, a designer backsplash, and gas cooking with built-in stainless steel appliances. The Kitchen seamlessly flows into the Family Room, where a Stone-to-Mantel gas fireplace serves as a cozy focal point for gatherings. The Primary Suite is tucked away for privacy and features a window seat overlooking the backyard, along with a luxurious ensuite boasting a large body tile shower and generous walk-in closet. A secondary bedroom is located on the first floor with access to a full bath, and an additional powder bath is conveniently located off the Mud Room. Upstairs, you'll find Bedrooms 4 and 5, each with upgraded tile surrounds at the secondary baths, plus a full Game Room and Media Room perfect for entertaining or relaxing. Outdoor living is just as impressive with an extended covered patio, a covered front porch, and a second-story covered balcony that adds to the curb appeal and offers a serene retreat. Other thoughtful upgrades include a 3-car garage, tankless water heater, and window seats throughout. With generous storage solutions, smart design choices, and flexible living spaces, this Magnolia II is truly a standout.

