



# 909 Willowbanks Drive

JOSEPHINE, TX 75173

HAWTHORNE II FLOOR PLAN

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>2,759</b><br>SQUARE FEET | <b>4</b><br>BEDROOMS | <b>3.0</b><br>BATHROOMS | <b>3</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

**WAVERLY ESTATES**

PRICED AT

~~\$489,103~~**\$439,786**

MODEL HOME • 209 SADDLETREE DRIVE | HAWTHORNE II

Move-In Ready



Two-story built in our Hawthorne II plan with an open living space filled by natural lighting, 4 bedrooms, 3 bathrooms, and a 3-car garage on a big corner lot backing to a greenbelt! Smart storage, well-placed bedrooms, and valuable upgrades make this home feel like it was custom built. 3 bedrooms are on the first floor, with only one shared wall between the secondary rooms! The primary suite has enough room for a full furniture set (king-bed sized), a handy bump-out seating area serving as valuable flex space. A separate walk-in closet sits across from the 5-piece ensuite bath, where you can choose from either a soaking tub or bench-seat shower to rinse off. Favorite meals are hassle-free thanks to upgrades in the Deluxe Kitchen that include gas cooking on built-in stainless steel appliances, sparkling quartz countertops, a wood vent hood to expel smoke and smells, deep pot and pan drawers below the cooktop, and the sink moved to the island so you get more surrounding storage! Fit barstools at the island bar, or add a table parallel to the built-in buffet that extends work and display space. There's a dedicated study off the elegant, octagonal foyer that's easy to flex for your needs, whether it's a formal dining room or whiskey room. Additions like a stone-to ceiling fireplace, custom 8' front door, vaulted ceilings, tech center, window seats, and a tankless water heater enhance daily life. Homesite is around the corner from the community amenity center, comes fully landscaped, fenced backyard, and equipped with a sprinkler system. Remember - corner lot - means neighbors on only 1 side! Call or visit Bloomfield at Waverly Estates to learn more!

