


**COMMUNITY SALES MANAGER**
**Glenn Campanile**
**CELL: (682) 418-9180**
**SALES OFFICE: (817) 719-9867**

# 804 Willowbanks Drive

**PRICED AT**
**\$571,042 \$529,182**
**JOSEPHINE, TX 75173**
**WAVERLY ESTATES**
**MAGNOLIA II FLOOR PLAN**
**3435**
**SQUARE FEET**
**4**
**BEDROOMS**
**3.5**
**BATHROOMS**
**3**
**CAR GARAGE**

**ELEVATION F**

This Magnolia II brings 4 bedrooms, 3 baths, powder room, a study, a formal dining room, a game room, a media room, and a 3-car garage to a two-story layout set on a prominent corner lot in Waverly Estates. Brick and stone combine for a striking exterior profile with a front balcony, complemented by an 8' front door and stone-edged flower beds at the covered front porch. The entry leads to a study positioned for focus with glass French doors and a dining room placed toward the front of the plan, creating a sequence of defined spaces before the home opens to the main living area. A stone fireplace rising to the ceiling anchors the family room and draws attention to the architectural height throughout the first floor. The Deluxe Kitchen adds quartz surfaces, custom cabinetry, gas cooking on built-in appliances, and a smart layout centered around an island. Just off the family room, the primary suite includes a soaking tub, separate shower, two individual vanities, and a massive walk-in closet with under-stair storage. 3 additional bedrooms and 2 full baths are upstairs with a central living space at the game room with an attached, theatre-style media room! An extended covered patio enhances the outdoor living area, and full gutters support long-term exterior maintenance. Flooring selections include laminate in common areas, tile in wet spaces, and plush carpet in the bedrooms and upper-level rooms. Located within Waverly Estates, the community offers amenities that complement daily convenience. Call or visit the Bloomfield Homes model in Waverly Estates to explore everything this home and community have to offer!



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