



# Magnolia

HOMES FROM  
**\$459,990**

CLASSIC SERIES

## WAVERLY ESTATES

209 SADDLETREE DRIVE, JOSEPHINE, TX 75173

**3,187**  
SQUARE FEET

**4**  
BEDROOMS

**2.5**  
BATHROOMS

**3**  
CAR GARAGE



Document generated Apr 4, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.



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MAGNOLIA FLOOR PLAN

## WAVERLY ESTATES

209 SADDLETREE DRIVE, JOSEPHINE, TX 75173



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**MAGNOLIA FLOOR PLAN WITH OPTIONAL MUD ROOM**



**Magnolia**  
Opt. Mud Room & Ext. Primary Closet



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**MAGNOLIA FLOOR PLAN WITH OPTIONAL SHOWER AT POWDER**



## Magnolia Opt. Shower at Powder



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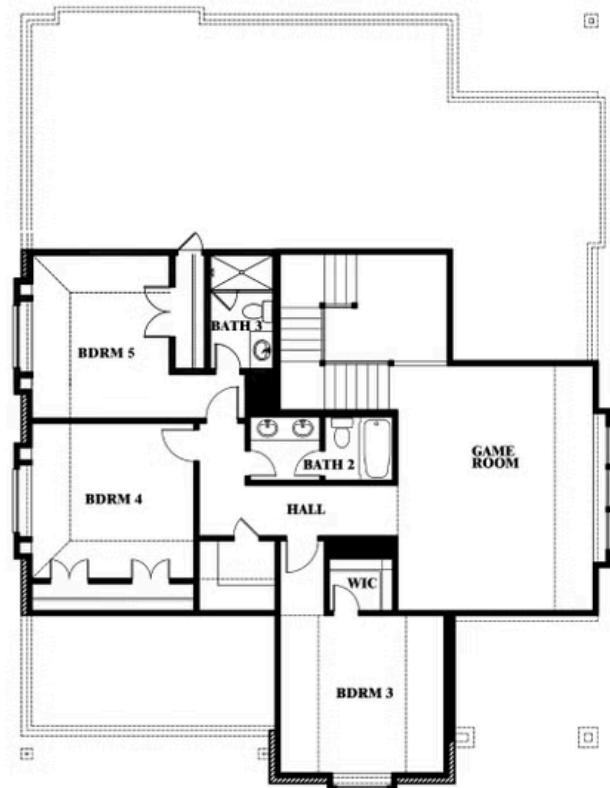
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**MAGNOLIA FLOOR PLAN WITH OPTIONAL BATH 3**



### Magnolia Opt. Bath 3 at Bed 5



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