



# 22 Magpie Street

JOSHUA, TX 76058

**MOCKINGBIRD HILLS 60-65**

DEWBERRY III FLOOR PLAN

PRICED AT

~~\$587,953~~ **\$535,888**

**3261**  
SQUARE FEET

**5**  
BEDROOMS

**4.5**  
BATHROOMS

**3**  
CAR GARAGE

Available September 2025



**ELEVATION CS**

Our Dewberry III plan seamlessly blends elegance and practicality, featuring a smart second Primary Suite upstairs and a host of refined upgrades throughout. The contemporary design offers 5 bedrooms, 3 full baths, a single powder bath, and an upstairs Game Room surrounded by four secondary bedrooms, fostering a versatile and functional living space for all. A charming balcony off the front elevation enhances the brick and stone façade with upgraded brickwork, adding visual interest and curb appeal, all set on a tranquil interior lot. Inside, you'll find an inviting Study just off the entry, while durable Level 5 Wood-look Tile extends throughout the home, excluding the Primary Bedroom, and all bathrooms showcase Level 1 Tile in an elegant offset pattern. The Deluxe Kitchen shines with pot and pan drawers, a wood vent hood, custom cabinetry, and Granite countertops, complemented by all-electric stainless steel appliances. The Primary Suite pampers with dual sinks, a garden tub, separate shower, and a walk-in closet, now further elevated by Level 3 Quartz countertops for added luxury. An 8' Front Door makes a bold impression, leading to a Family Room warmed by a dramatic Stone-to-Ceiling Fireplace with a cedar mantel. An extended patio provides the perfect outdoor retreat, rounding out this thoughtfully designed home. Call or visit Bloomfield in Mockingbird Hills today to learn more.

