

15 Magpie Street



Sib Woehr

CELL: (682) 418-6491 SALES OFFICE: (972) 808-6756

JOSHUA, TX 76058 MOCKINGBIRD HILLS

priced at \$584,350 **\$523,888**

3285 4 3.0 SQUARE FEET BEDROOMS BATHROOMS

2.5 CAR GARAGE



Bloomfield's Carolina IV beckons with a captivating brick and stone elevation, complemented by an elegant 8' Woodcraft Front Door and set on an interior lot that enhances its curb appeal. Inside, discover the timeless charm of upgraded Woodlook Tile floors and all solid surface flooring throughout public areas, paired with striking Charleston cabinets in a dual-tone finish—Pure White on the island and Pewter throughout the kitchen, nook, and baths—for a polished designer look. The Deluxe Kitchen features an upgraded hexagon backsplash, painted cabinets, under-cabinet lighting, a full island wrap, a trash can pull-out, and all-electric stainless steel appliances, while Quartz countertops in the kitchen and Primary Bath are paired with Granite in the secondary baths for a refined finish throughout. The expansive Family Room centers around a stacked Stone-to-Ceiling Fireplace with a Cedar Mantel and wood-burning option, offering warmth and elegance beneath modern open railing that replaces traditional half walls for a clean, airy aesthetic. The downstairs flex room, originally the Dining space now converted to a carpeted Media Room, provides versatile functionality, while the nearby Study is enclosed with stylish glass doors. Cozy window seats add charm, and the extended covered patio invites outdoor enjoyment alongside gutters and exterior lighting. Completing the home is a spacious 2.5-car garage for added storage and convenience. Contact or visit our model home in Mockingbird Hills to learn more.



Document generated Jun 2, 2025. Prices, plans, square footage, features 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 vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.