



# 15 Magpie Street

JOSHUA, TX 76058

**MOCKINGBIRD HILLS**

CAROLINA IV FLOOR PLAN

PRICED AT

~~\$584,350~~ **\$523,888**

**3285**

SQUARE FEET

**4**

BEDROOMS

**3.0**

BATHROOMS

**2.5**

CAR GARAGE



**ELEVATION C**

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 Wood-look 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.

