

# 1001 Sedona Trail

JUSTIN, TX 76247

**TIMBERBROOK 3B-4A**

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$646,391~~ **\$597,710****3430**  
SQUARE FEET**5**  
BEDROOMS**4.0**  
BATHROOMS**2**  
CAR GARAGE

Move-In Ready



The Magnolia II is a beautifully designed 5 bedroom, 4 bathroom home with a 2-car garage, perfectly placed on a corner lot in the highly sought-after Timberbrook community. Step inside to soaring ceilings, 8' interior doors, and site-finished wood floors throughout the main living areas. The spacious Family Room is anchored by a striking tile-to-ceiling fireplace with a gas starter and cedar mantel, bringing warmth and character to the heart of the home. The Deluxe Kitchen is a dream, featuring quartz countertops, double ovens, a 5-burner gas cooktop, custom cabinetry with plenty of storage and prep space. The open flow leads you seamlessly from the kitchen into the light-filled breakfast nook and out to the large covered patio, perfect for entertaining. Upstairs, you'll find a Game Room, Media Room, and secondary bedrooms, including one with its own private full bath—perfect for guests or multigenerational living. The balcony adds both style and function, offering a great spot to take in elevated views. The Primary Suite is located downstairs for privacy and includes a spa-like bath with upgraded finishes, dual vanities, a soaking tub, and a separate shower. Enjoy outdoor living year-round with both a covered front porch and an extended covered back patio, complete with gutters, upgraded lighting, and a gas stub for grilling. Located in Timberbrook, residents enjoy resort-style amenities including a pool, pickleball, volleyball, scenic walking trails, and more. The Magnolia II by Bloomfield Homes has it all—style, space, and an unbeatable location. Don't miss your chance to call it home, Visit Bloomfield at Timberbrook today!

