

1001 Sedona Trail

JUSTIN, TX 76247

MAGNOLIA II FLOOR PLAN

3,430 SQUARE FEET	5 BEDROOMS	4.0 BATHROOMS	2 CAR GARAGE
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TIMBERBROOKPRICED AT
~~\$646,391~~**\$585,710**MODEL HOME • 103 SPRUCE VALLEY | SEABERRY
MODEL HOME • 1004 LONGBOW TRAIL | CARAWAY
MODEL HOME • 1006 LONGBOW TRAIL | PRIMROSE FE V

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!



Document generated Jun 15, 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.