



16309 Boston Ivy Drive

JUSTIN, TX 76247

MAGNOLIA II FLOOR PLAN

3,430 SQUARE FEET	5 BEDROOMS	4.0 BATHROOMS	2 CAR GARAGE
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WILDFLOWER RANCH 60-65
PRICED AT
~~\$604,131~~
\$568,113

MODEL HOME • 16333 BOSTON IVY DR | SPRING CRESS II
MODEL HOME • 16401 BOSTON IVY DR | ROSE II

Under Construction · Est. November 2026



Sophisticated design meets exceptional functionality in Bloomfield Homes' Magnolia II, a spacious two-story home offering 5 bedrooms, 4 baths, 3 living areas, and over 3,400 square feet of beautifully appointed living space. This thoughtfully designed floor plan provides incredible flexibility with a private secondary bedroom and full bath on the first floor, plus expansive Game and Media Rooms upstairs. The Deluxe Kitchen serves as the heart of the home, showcasing striking Level 5 quartz countertops, upgraded backsplash selections, pure white shaker cabinetry, a spacious island with decorative panel detailing, and abundant storage and prep space. Driftwood Oak wood-look flooring extends throughout the main living areas downstairs, creating a seamless flow from the entry through the dining area, family room, and kitchen. The Primary Suite offers a luxurious retreat with a deck-mounted garden tub, upgraded tile selections, quartz countertops, and a spa-inspired bath design. A unique powder bath with a shower adds versatility for guests, while Bedroom 5 enjoys the privacy of its own dedicated bath. Architectural details including 8-foot first-floor doors, modern-style balusters overlooking the family room, upgraded exterior brick, and an enhanced front porch create impressive curb appeal and custom-home character. Enjoy outdoor living on the covered patio with additional flatwork and a gas stub ready for grilling and entertaining. Complete with faux wood blinds, gutters, designer finishes, and carefully selected upgrades throughout, this Magnolia II delivers the craftsmanship, space, and elevated style that define Bloomfield Homes.

