BLOOMFIELD HOMES



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16409 Pipestem Drive

JUSTIN, TX 76247

MAGNOLIA II FLOOR PLAN

3,430	5	4.0	2
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

WILDFLOWER RANCH 60-65

PRICED AT
~~$613,261~~

$573,261

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



Featuring 5 bedrooms, 4 full baths, and a 2-car garage, the Magnolia II is a two-story design situated on an interior lot in Wildflower Ranch. Formal dining gets its own space near the entry, with 4 added LED lights setting the scene for shared meals. Engineered wood flooring connects this room to the family room, kitchen, breakfast area, and downstairs hall, while 8-foot doors give the first floor a consistent sense of scale. The Deluxe Kitchen pairs Shaker cabinets and upgraded quartz countertops with a gas cooktop, built-in electric oven, and microwave. Decorative cabinet panels finish the back of the island, and a walk-in pantry keeps storage close. The breakfast area opens through an 8-foot patio door to covered seating and added patio space, with a gas connection for outdoor cooking. Upstairs has its own gathering spaces. Modern balusters line the family-room overlook, and a game room connects to a media room behind double doors. All 3 upstairs bedrooms have access to 2 full baths, including an ensuite bath at Bedroom 5. The primary suite stays downstairs with a window seat, separate vanities, a deck-mounted tub, separate shower, and walk-in closet. A second bedroom near the foyer sits beside a full bath where a shower replaces the powder-room layout. Upgraded carpet softens the bedrooms and upstairs entertainment rooms. Upgraded brick, a brick-covered front porch, and an 8-foot front door establish the exterior, with blinds, gutters, and sprinklers completing the practical details. Contact Bloomfield Homes' Wildflower Ranch model for a closer look at this house today!

EQUAL HOUSING OPPORTUNITY

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