



16409 Pipestem 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
~~\$613,261~~

\$573,261

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

Under Construction · Est. December 2026



The Classic Series Magnolia II floor plan is a two-story home with four bedrooms and two and a half bathrooms. Features of this plan include a covered porch, formal dining, large family room, study, open kitchen with custom cabinets and island, a bedroom suite with a walk-in closet and garden tub, and an upstairs game room and media room. Contact us or visit our model home for more information about building this plan.





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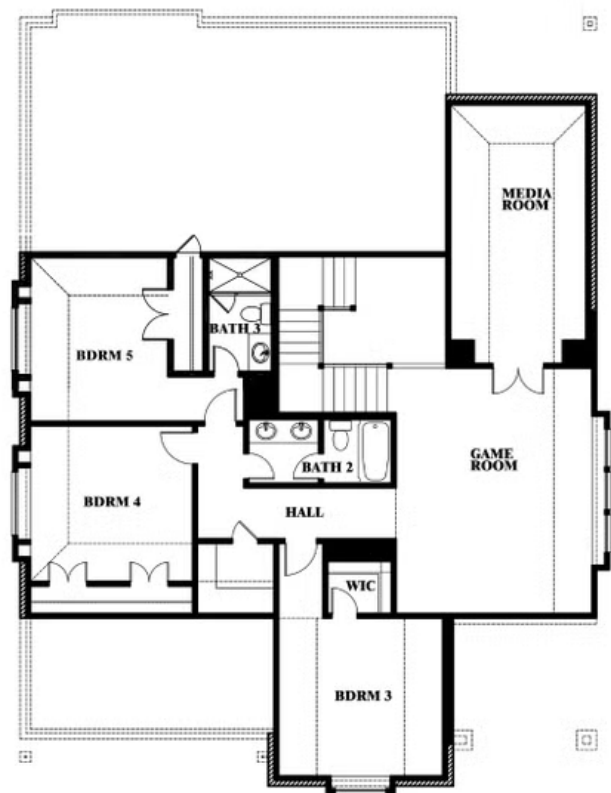
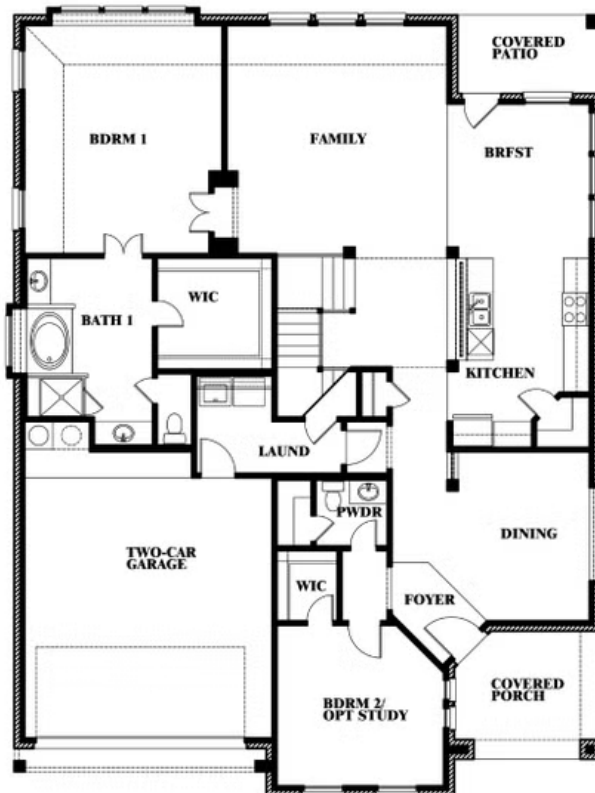
MAGNOLIA II FLOOR PLAN

MAGNOLIA II FLOOR PLAN WITH OPTIONAL BATH 3



Magnolia II

Opt. Bath 3 at Bed 5



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY