



857 Blue Yucca Lane

LITTLE ELM, TX 76227

UNION PARK CLASSIC 55

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$715,002~~ **\$673,000**

3436

SQUARE FEET

5

BEDROOMS

4.0

BATHROOMS

2

CAR GARAGE

Available August 2025



Bloomfield's Magnolia II is a stunning and thoughtfully designed two-story home situated on a desirable oversized interior lot, blending beauty and functionality with exceptional craftsmanship. The 8' 3-Lite upgraded front door creates an elegant first impression, leading to an open-concept layout that's equally suited for entertaining and everyday living. Enhanced by the Contemporary Package, the home features sleek silver hardware throughout, with modern metal railing replacing the traditional half wall upstairs for a more refined touch. The Gourmet Deluxe Kitchen shines with under-cabinet lighting, Charleston Pure White cabinets, a trash pull-out, and an oven and microwave cabinet paired with a cooktop—thoughtful details that complement the generous Quartz countertops, pot and pan drawers, and custom wood vent hood. A Tile-to-Ceiling direct vent Fireplace serves as a sophisticated centerpiece in the inclusive Family Room, while professionally landscaped grounds, uplights, and a classic brick porch elevate the home's exterior. Inside, Escalara Wood floors and 2-inch faux wood blinds add warmth and comfort, while the Study has been smartly converted into a fourth bedroom with a full shower added to the Powder Bath for added flexibility. Designed with convenience in mind, this home includes full gutters, a tankless water heater, and a gas drop at the patio for seamless outdoor living. With two distinct outdoor spaces and an expansive oversized lot, this home is the perfect blend of elegance and livability. Contact Bloomfield at Union Park for more details!

