



# 1817 Running Creek Trail

LITTLE ELM, TX 76227

**UNION PARK**

MAGNOLIA II FLOOR PLAN

**3430**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**2**  
CAR GARAGE

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 walk-in closet and garden tub, and an upstairs game room & media room. Contact us or visit our model home for more information about building this plan.



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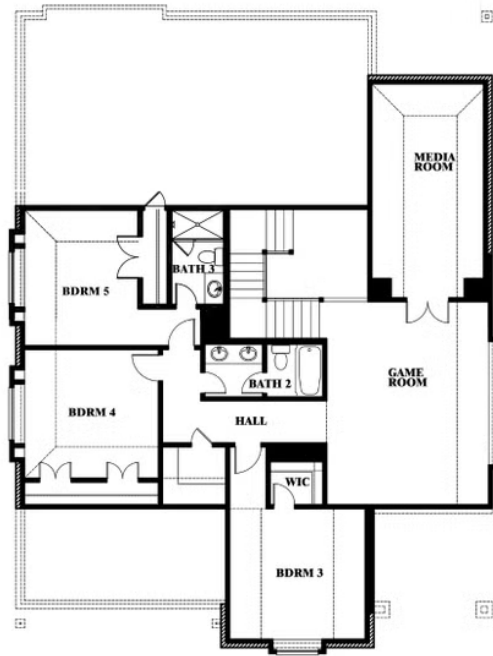
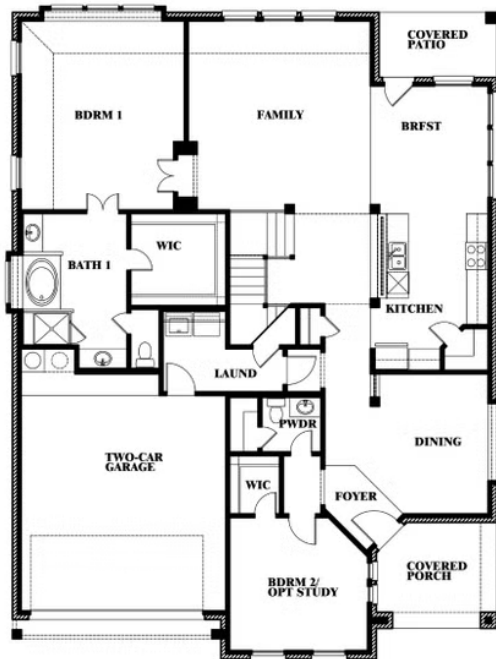
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MAGNOLIA II FLOOR PLAN

**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