



9300 Wood Duck Drive

PALOMA RANCH ESTATES**NEW FAIRVIEW, TX 76247****PRICED AT****\$702,705**

DAFFODIL FLOOR PLAN

2,980 SQUARE FEET	3 BEDROOMS	3.5 BATHROOMS	3 CAR GARAGE
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\$599,990

MODEL HOME • 9400 MALLARD DRIVE | LILY IV

Move-In Ready



Brand new plan created for Paloma Ranch's large lot size, this one-story has 3 bedrooms each with their own bath, study, game room flex space to create your dream hang out, covered back patio, and 3 garage spaces between 2 separate bays. Designer finishes customize each space including nail-down hardwood floors, high-level tile selections on both the floor and wall surrounds, contemporary pure white Shaker cabinetry, and coordinating quartz surfaces! The open-concept family room is designed to keep your life connected, with the kitchen and dining combined for a grand room with a stone fireplace in the center of the room. Windows placed like pictures to the sky sit above kitchen cabinets, extended all the way across and paired with a huge walk-in pantry providing plentiful storage and 8' doors enhancing tall ceilings! Built-in stainless steel appliances include a gas cooktop beneath a wood vent hood, a microwave-oven tower, and dishwasher. Also prepped and ready for outdoor family time, the covered back patio is equipped with a gas drop for simple grill or fire pit connection, and the massive yard is bordered by classic wrought iron fencing to enjoy unobstructed views! More windows looking out back found in the roomy Primary Suite, complete with a huge walk-in closet that has dedicated sides, an L-shaped vanity (more dedicated separation), a deck mount tub, and separate bench-seat shower. There are no shared walls with the secondary bedrooms, each with their own ensuite baths and walk-in closets! Glass French doors border the spacious Study, a laundry with mud bench sits off both garage entries, and a powder bath is conveniently found near the kitchen for guests. The game room can be transformed into whatever space inspires you - pub-style sports room, gamer media room, kids playroom, or a formal dining to lounge! Contact Bloomfield to learn more.

