



9308 Wood Duck Drive

NEW FAIRVIEW, TX 76247

LILY IV FLOOR PLAN

4,242 SQUARE FEET	5 BEDROOMS	4.5 BATHROOMS	3 CAR GARAGE
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PALOMA RANCH ESTATES

PRICED AT

~~\$800,387~~**\$709,990**

MODEL HOME • 9400 MALLARD DRIVE | LILY IV

Under Contract

**ELEVATION C**

This Lily IV enjoys a private yet manicured half-acre homesite in Paloma Ranch Estates. Open, bright and modern two-story providing a multigenerational set up with 5 bedrooms and 4.5 baths among dedicated spaces like a study, game room and media room. 2 Large Suites: Primary on the first floor and an In-Law Suite upstairs! Plus, ALL bedrooms have an ensuite bath! High-level family room ceilings allow beautiful natural light to fill the space, while timeless design features like a stone-to-ceiling fireplace and modern staircase with catwalk above provide dimension and interest. Perch barstools at the fully wrapped California island, surrounded by upgraded Shaker cabinets stained Nutmeg with built-in stainless steel appliances and topped with Coquina quartz countertops. A farmhouse sink, pendant lighting, and herringbone backsplash enhance the kitchen perfectly. Designer flooring selections throughout include nail-down hardwood in first-floor common areas, vibrant patterned laundry room tile, large-body Level 4 bath tile, and plush carpet in bedrooms and upstairs. Two garage bays exist, a single and a double, in case you need a separate space for storage or a gym! The storage inside already seems endless - from the massive walk-in pantry, to the deep primary closet, to the added laundry room cabinets plus utility sink! And just off the dining space is a covered patio, where a gas drop offers quick connection to fire up your grill! The upgrades go on and on.. 8' interior and exterior doors, Highstone ACME brick, 2-inch faux wood blinds, gutters, drop-in deck mount tub (primary), glass French study doors, and much more! Call Bloomfield Homes to find out more about this beautiful new floor plan.

