



9224 Wood Duck Drive

NEW FAIRVIEW, TX 76247

AZALEA FLOOR PLAN

3,177 SQUARE FEET	4 BEDROOMS	3.0 BATHROOMS	3 CAR GARAGE
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PALOMA RANCH ESTATES

PRICED AT

~~\$764,990~~**\$674,875**

MODEL HOME • 9400 MALLARD DRIVE | LILY IV

Under Contract



The 'Azalea' is a grand single-story home with 4 large bedrooms and 3 full baths, an open-concept family room with 6x6 beams at the ceiling and a stone fireplace, and a massive 3-car garage around the side. Gorgeous half-acre homesite is a blank canvas awaiting your touch - while the interior sports on-trend finishes to elevate your style! It all starts with a wide covered front porch and 8' front door that immediately opens to nail down wood floors and glass French doors opening to a dedicated study. All 3 secondary bedrooms are arranged on one side of the home, while the Primary Suite is privately situated in its own back corner with views of the backyard and a roomy 5-piece bath. If you need room for two, there are individual vanities separated by a deck mount tub and the giant walk-in closet is a double-sided split! Upgrades in the Deluxe Kitchen add function and beauty like Level 5 Calacatta Extreme quartz countertops, stainless steel appliances built into the stained Shaker cabinetry, and added storage space for all your gadgets. A covered rear patio sits outside the family room, able to access from doors on opposite ends - either from the dining nook or game room hallway. The floor plan flows naturally to fit life, with a mud room off the garage and laundry with a sink. Other additions include a gas drop for a grill on the patio, gas logs and direct vent at the fireplace, 8-foot interior doors, upgraded wall tile accents, 2-inch faux wood blinds, gutters, an irrigation system, landscaping package, and fully fenced backyard. Builder warranty included. Bloomfield Homes is open daily at our nearby model home - call or visit to learn more!

