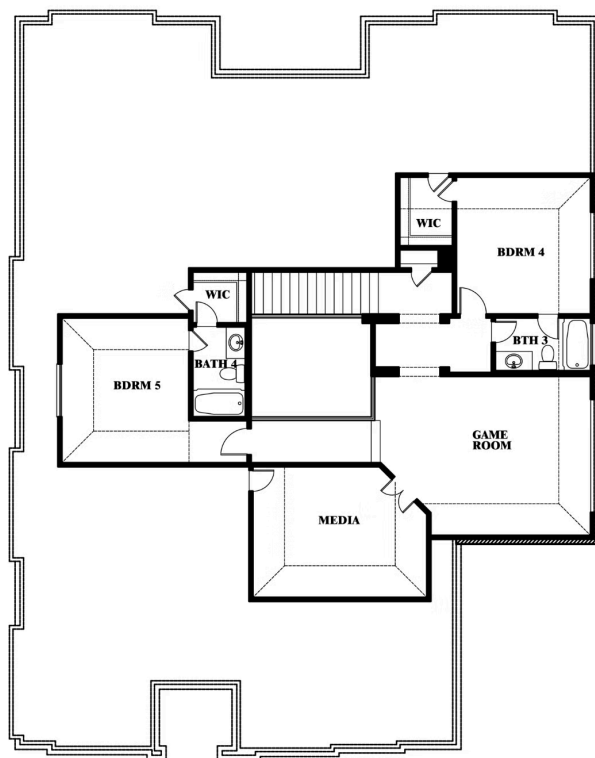




9108 Wood Duck Drive

NEW FAIRVIEW, TX 76247
PRIMROSE VI FLOOR PLAN

4,040 SQUARE FEET	5 BEDROOMS	4.5 BATHROOMS	4 CAR GARAGE
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PALOMA RANCH ESTATES
PRICED AT
\$885,306
\$829,000
MODEL HOME • 9400 MALLARD DRIVE | LILY IV
Under Construction • Est. September 2026


This Bloomfield Homes Primrose VI features 5 bedrooms, 4.5 bathrooms, and a 4-car garage. Thoughtfully designed with an extended game room, media room, study, and multiple living and dining spaces, this home offers an exceptional layout with room for entertaining, working, and relaxing. The family room showcases a dramatic 20' vaulted ceiling, abundant windows for a light and bright atmosphere, and a striking direct-vent stone fireplace with floor-to-ceiling stone surround. The Deluxe Kitchen is equipped with quartz countertops, a drop-in cooktop with built-in oven, custom cabinetry, island seating, and generous storage. Bay windows, window seats, a mud room, and 8' interior doors on the first floor add style and functionality throughout the home. The spacious primary suite includes a drop-in deck mount tub, separate shower, and walk-in closet, creating a comfortable retreat at the end of the day. Enjoy outdoor living on the extended covered patio, complete with a gas drop for added convenience. Additional features include an 8' front door and a spacious 4-car garage. This home is packed with thoughtful details—schedule your private tour today and make it yours before it's gone!





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PRIMROSE VI FLOOR PLAN



Primrose VI



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**

