



# 9304 Wood Duck Drive

**PALOMA RANCH**
**NEW FAIRVIEW, TX 76247**
**PRICED AT  
\$861,682**

PRIMROSE VI FLOOR PLAN

<b>4,252</b> SQUARE FEET	<b>5</b> BEDROOMS	<b>4.5</b> BATHROOMS	<b>4</b> CAR GARAGE
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 MODEL HOME • 16333 BOSTON IVY DR | SPRING CRESS II  
 MODEL HOME • 16401 BOSTON IVY DR | ROSE II

**\$789,465**

Under Contract



Bloomfield Homes has arrived in Paloma Ranch, a neatly organized community with half-acre lots near Alliance Corridor, building a popular Primrose VI floor plan expanded to a 4-car garage length! Key points of this new build: 5 large bedrooms (all but two have an ensuite bath), a massive upstairs game room sitting over the garages, a luxurious primary suite fully loaded, a grand family room heightened by a vaulted ceiling and stone fireplace, and an extended covered patio overlooking the HUGE backyard. Classic spaces feel timeless and easy to arrange, like a rotunda foyer with art nook, open formal dining bordered by the staircase and upstairs catwalk, a mud bench with separate utility closet (has sink and added cabinet storage) and powder bath located smartly downstairs, and a casual dining nook with a built-in buffet opposite the gourmet island kitchen. Stainless steel appliances will already be in place and designer finishes make the home feel custom, while the color palette stays warm and neutral to fit a range of chic styles! Nail down, site-finished hardwood floors are in first-floor common areas, Level 4 Rococo quartz countertops throughout, 8' interior doors downstairs, modern staircase railing, Level 6 floor tile, and Perfit Mosaic kitchen backsplash are just SOME of the gorgeous selections. The Primary Suite is privately situated away from the other bedrooms, 2 placed downstairs near the study and another 2 'Junior Suites' on opposing ends of the second floor. A media room offers another space to entertain. This floor plan is loved for all the storage, smart layout, and little custom spots that make daily life easier - and the location + great homesite can't be beat. Call Bloomfield Homes to explore all this Primrose VI has to offer!

