



# 9021 Wood Duck Drive

**PALOMA RANCH ESTATES**

**NEW FAIRVIEW, TX 76247**

**PRICED AT**

PRIMROSE FLOOR PLAN

**\$705,665**

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>2,795</b><br>SQUARE FEET | <b>3</b><br>BEDROOMS | <b>2.5</b><br>BATHROOMS | <b>3</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

MODEL HOME • 9400 MALLARD DRIVE | LILY IV



Brand New! Never Lived In! This Primrose by Bloomfield Homes offers 3 bedrooms, 2.5 bathrooms, and study. Situated in the desirable Paloma Ranch community, this beautifully designed home features an open-concept layout with elevated finishes throughout, including a Deluxe Kitchen with quartz countertops, pot and pan drawers, and ample cabinetry that flows seamlessly into the spacious family room highlighted by a dramatic floor-to-ceiling stone fireplace, perfect for everyday living and entertaining; nail-down wood flooring extends through the main living areas, complemented by upgraded carpet in the bedrooms and thoughtful finishes throughout, with a private study providing a functional work-from-home space and a comfortable primary suite, along with well-sized secondary bedrooms, plus inviting outdoor living including a covered front porch and extended covered patio with gas stub, all enhanced by strong curb appeal featuring a brick and stone exterior, gutters, blinds, and an impressive 8' front door, all situated on a desirable interior lot with a spacious 3-car garage. Visit Bloomfield Homes today at Paloma Ranch to tour this gorgeous Primrose.

