



971 Nance Lane

PROSPER, TX 75078

WINDSONG RANCH CLASSIC 66

MAGNOLIA II FLOOR PLAN

PRICED AT

~~\$952,385~~ **\$814,990**

3435

SQUARE FEET

5

BEDROOMS

4.0

BATHROOMS

2.5

CAR GARAGE

Under Contract



Bloomfield's Magnolia II combines beauty and functionality in this exquisite east-facing two-story design, thoughtfully crafted to elevate modern living. Nestled on an oversized interior lot with a striking white brick and stone facade, this home boasts 5 bedrooms, 4 baths, and a 2.5-car garage. Two bedrooms are conveniently located downstairs, including the serene Primary Suite, where a window seat adds charm. At the heart of the home, the Gourmet Kitchen showcases a stunning dual-tone design with painted white uppers in the kitchen and nook, complemented by stained champagne cabinetry on the island and lowers. Quartz countertops, a marble hinge mosaic backsplash, a farmhouse stainless steel sink, pot and pan drawers, and a trash pullout enhance both beauty and practicality, while a wood vent hood and a powerful five-burner cooktop complete the space. The Family Room is anchored by a striking Tile-to-Ceiling Fireplace, creating a warm and inviting ambiance beneath soaring 8' interior doors on the first floor. Entertain seamlessly in the Formal Dining Room or upstairs Game and Media Rooms, while the Breakfast Nook opens to an Extended Covered Patio with a gas drop, overlooking a spacious backyard. Three covered outdoor spaces, including a charming front balcony, provide ample opportunities to enjoy the outdoors. Elegant window seats accentuate cozy moments, while luxurious Engineered Wood flooring enhances the common areas. Additional features like an 8' minimal woodcraft front door, gutters, and a tankless water heater ensure both style and efficiency throughout. Call or visit today to explore this exceptional home!

