



925 Cannes Drive

RED OAK, TX 75154

MAGNOLIA II FLOOR PLAN

3,436 SQUARE FEET	4 BEDROOMS	3.5 BATHROOMS	2 CAR GARAGE
-----------------------------	----------------------	-------------------------	------------------------

THE OAKSPRICED AT
~~\$615,880~~**\$539,000**MODEL HOME • 1333 STOCKTON TRAIL | CARAWAY
MODEL HOME • 1339 STOCKTON TRAIL | SEABERRY

Move-In Ready



Two-story plan with 4 bedrooms, 3 baths + powder bath arranged around open-concept living areas. Multiple dedicated spaces define the home's versatility, including a private study with glass French doors, a formal dining room that stands on its own, and expansive upstairs game and media rooms. A stone-to-ceiling fireplace and large windows looking out to the backyard frame the family room, while a Deluxe Kitchen and casual dining nook also connect creating one central gathering space. The kitchen is built for real use, featuring an oversized island, apron-front sink, quartz and granite countertops, double ovens, a 5-burner gas cooktop, and abundant cabinetry that keeps storage substantial without visual clutter, all grounded by tile flooring throughout the primary presentation areas. The primary suite remains privately positioned on the main level, offering a generously scaled bedroom and a bath with dual vanities and a large walk-in shower finished with clean, modern selections. Secondary bedrooms are upstairs, all comfortably sized with roomy closets and a nearby bathroom - including one ensuite! A theatre-style media room is the perfect configuration for hosting movie nights, with a split level and steps out the dual doors to the game room. Everyday function is reinforced through a mud bench at the laundry, tankless gas water heater, low-E windows, gutters, built-in shelving and window seats throughout, and an extended covered patio overlooking your private backyard! A brick and stone exterior delivers lasting material presence, and nearby community amenities at The Oaks complete the lifestyle elements buyers search for. Visit the Bloomfield Homes model at The Oaks to experience the Magnolia and see how this plan delivers!

