BLOOMFIELD HOMES



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13 Grouse Circle

SANGER, TX 76266

MAGNOLIA II FLOOR PLAN

3,430	4	3.5	2
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

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SABLE CREEK

PRICED AT

~~$552,310~~ **$508,000**

MODEL HOME • 120 CREEKSIDE DRIVE | CYPRESS II



The Magnolia II, a two-story plan with 4 bedrooms, 3.5 baths, a study, a game room, a media room, and a 2-car garage. The home sits on a corner lot backing to a greenbelt — no rear neighbors, just open space — and the elevation makes a real statement with a front balcony and a designer 8' front door. Glass French doors open to the study off the foyer, giving you a quiet, separated workspace right where you walk in. In the family room, a stone-to-cedar mantel gas fireplace anchors the space, and it's a full smart home, wired for the way people actually live now. The Deluxe Kitchen is built for cooking that matters: a separate cooktop, built-in appliances, granite countertops, pot-and-pan drawers, and a dedicated trash drawer that keeps the mess out of sight. Upgraded wood-look tile flooring runs through the common areas — the durability of tile with the warmth of wood — and quartz countertops carry the finish through the rest of the home. The breakfast nook opens to a covered patio equipped with a gas drop, so the grill or outdoor kitchen is ready whenever you are. Upstairs, the game room anchors the second floor and leads into a dedicated media room, with window seats tucked throughout for extra storage and a place to sit. A covered porch out front, gutters, and the energy-efficient features standard in every Bloomfield Home round it out. Contact Bloomfield at Sable Creek today to tour the Magnolia II!

EQUAL HOUSING OPPORTUNITY

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