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## SUNRISE AT GARDEN VALLEY

MAGNOLIA II FLOOR PLAN

PRICED AT

\$661,018 **\$596,018**
**3435**

SQUARE FEET

**4**

BEDROOMS

**3.5**

BATHROOMS

**3**

CAR GARAGE



Positioned on a deep cul-de-sac homesite in Sunrise at Garden Valley across from the neighborhood park with slides and swings, this Magnolia II offers 4 bedrooms, 3 bath and a 3-car garage. Connected by neighborhood sidewalks to nearby elementary and middle schools, as well as Waxahachie Sports Complex! Beautiful curb appeal thanks to a unique balcony elevation with a stone and brick facade. Engineered wood flooring extends through the main living areas, guiding the layout past a dedicated study and a formal dining space before the home opens into the central family room, where a floor-to-ceiling tile fireplace creates a modern focal point. The Deluxe Kitchen is designed for daily use featuring white Shaker cabinetry, quartz countertops, built-in stainless steel appliances, roomy corner pantry, and a large island perfect for barstools. Nearby, the mud and laundry room add practical storage and a powder bath appeals to guests. The layout continues seamlessly to the extended covered patio, offering a sheltered outdoor zone that complements the deep backyard that's pool friendly! The primary suite remains downstairs, finished with wood flooring, a lux 5-piece bath with more quartz, and a massive walk-in closet with under-stair storage! The plan shifts upstairs to flexible living, where 3 secondary bedrooms are arranged around a spacious game room, with a separate media room designed like in classic theatre style. Additional features include window seats, built-in shelving, ensuite bath at bedroom 5, full landscaping package, Level 4 carpet upstairs, oversized baseboards (first floor), cedar garage doors, a custom 8' front door and more. Visit the Bloomfield Homes model in Sunrise at Garden Valley to see how this plan comes together!



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