



# 512 Sanctuary Drive

**THE RETREAT AT NORTH GROVE 70-75**

WAXAHACHIE, TX 75165

PRICED AT

MAGNOLIA II FLOOR PLAN

**\$645,564**

<b>3,436</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.5</b> BATHROOMS	<b>2</b> CAR GARAGE
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MODEL HOME • 1735 UPLAND ROAD | MAGNOLIA II



**Special financing available — ask for details!** The Magnolia II floor plan is packed with premium upgrades and thoughtful design throughout. Offering 4 bedrooms and 3.5 baths, this home features a primary suite downstairs with a luxurious ensuite including a soaking tub, separate shower, and dual vanities. Upstairs, Bedroom 4 enjoys its own private ensuite, while two additional bedrooms share a second full bath, all centered around a spacious game room and dedicated media room. The impressive exterior showcases a fully bricked front porch, 8' front door, cedar garage doors, and front yard landscaping with stone edging. Inside, elevated finishes shine with 8' interior doors, oversized baseboards, quartz counters throughout, and a striking floor-to-ceiling fireplace that anchors the main living area. The deluxe kitchen is a chef's dream, offering white cabinetry, double ovens, pot filler, under-cabinet lighting, and a trash-can pullout at the island. Additional highlights include a study with walk-in closet, mudroom with built-in bench, and a 2.5-car garage with exterior access door. Enjoy outdoor living on the extended covered patio, and appreciate move-in ready touches like blinds, gutters, and meticulous craftsmanship throughout. This home blends luxury, comfort, and functionality in every detail. Visit the Model today to learn more about the Magnolia II floor plan.

