



# 1013 Canuela Way

JUSTIN, TX 76247

**WILDFLOWER RANCH**

ROSE II FLOOR PLAN

**Sales Model**

PRICED AT

**\$661,299****3557**  
SQUARE FEET**4**  
BEDROOMS**3.5**  
BATHROOMS**3**  
CAR GARAGE

MODEL HOME FOR SALE! This inviting open-concept home is designed for effortless living, blending elevated style and thoughtful functionality at every turn. The soaring ceiling in the Family Room enhances the sense of openness, while abundant windows and custom window treatments fill the space with natural light. A striking Tile-to-Ceiling Fireplace serves as a dramatic focal point, anchored by rich Engineered Wood flooring that flows through all public areas for a cohesive, upscale feel. The Deluxe Kitchen is a chef's dream, boasting upgraded Shaker Pure White cabinetry, sleek Quartz countertops throughout the home, built-in stainless steel appliances, a trash can pull-out, and an oversized island perfect for gathering. Glass French doors lead to a private Study, while charming window seats add comfort and character. The first-floor Primary Suite offers a serene retreat with an enlarged Super Shower and a walk-in closet that connects directly to the laundry room for added ease. Upstairs, a spacious Game Room and adjoining Media Room create an ideal setting for entertaining. Additional enhancements include a tankless water heater, a mud room for daily organization, gutters, and an 8' 5-Lite Front Door that makes a stylish first impression. Outside, enjoy the gas stub on the extended covered patio for effortless grilling, exterior uplights that highlight the upgraded brick and stone facade, and a bricked front porch that adds timeless charm. Nestled on a desirable corner lot with upgraded landscaping and an extended 3-car garage, this home effortlessly combines beauty, comfort, and convenience. Visit Bloomfield Homes at Wildflower Ranch today to experience it for yourself!



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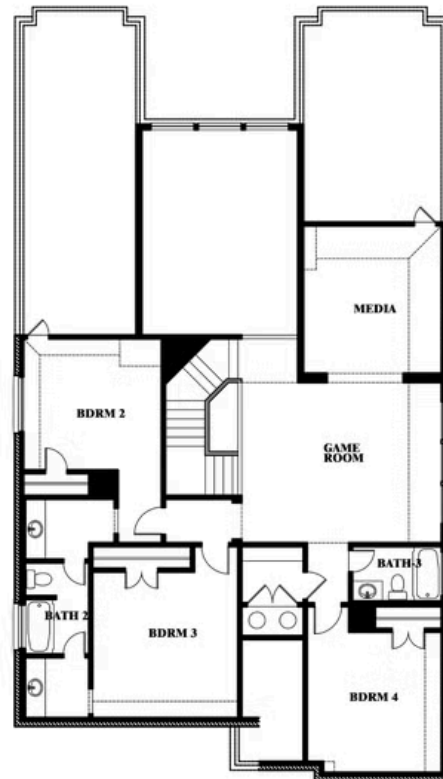
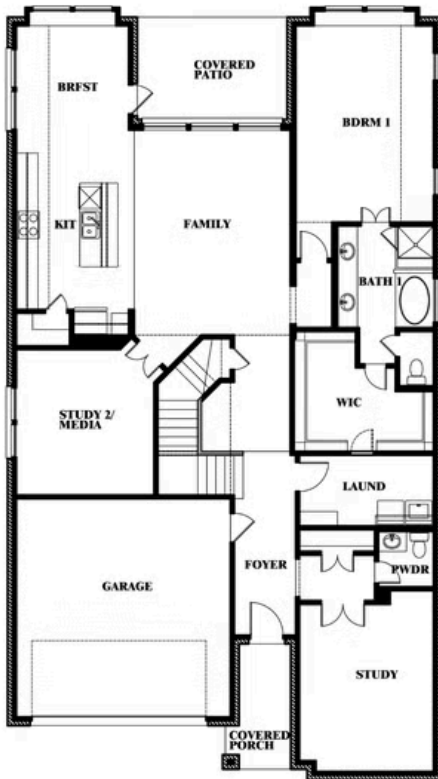
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ROSE II FLOOR PLAN

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## Rose II



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY



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