



1009 Canuela Way

JUSTIN, TX 76247

WILDFLOWER RANCH 60-65

MAGNOLIA II FLOOR PLAN

PRICED AT

\$575,000

3423

SQUARE FEET

4

BEDROOMS

3.5

BATHROOMS

2

CAR GARAGE



BLOOMFIELD FORMER SALES MODEL! Your chance to get a piece of luxury for a great price. This 4 bedroom, 3.5 bath model home has been a part of each home buyer journey at Wildflower Ranch and is ready to become a true sanctuary for your family! Professionally maintained landscaping has had years of care for unbeatable curb appeal on one of the best lots in Wildflower Ranch, right across from the lazy river and playground. Designer selections create a mosaic of earthen greys and crisp white, plus all custom window treatments & cushions are included in the sale! Some highlights of this home are the Engineered Wood floors in the common areas, modern white Shaker cabinets, mosaic tile accents (including herringbone backsplash) an Extended Covered Back Patio with 2 fans, a wood-burning Stone Fireplace with a live-edge mantel, and a Media Room designed to feel like a personal movie theatre! Will be sold as-is, including accent paint walls - Great potential to simply add furniture and have a polished home! With all these model home perks, this gem won't be on the market for long - come tour today to see it all yourself and explore the community.





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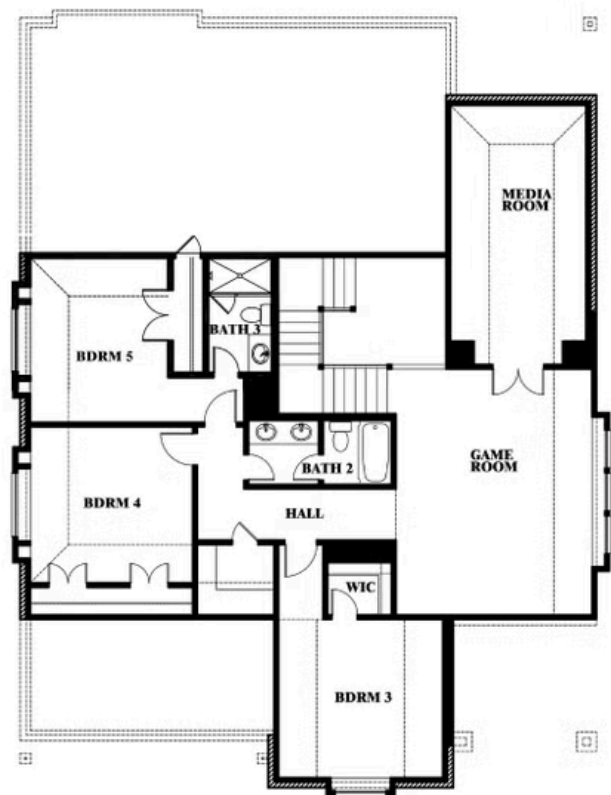
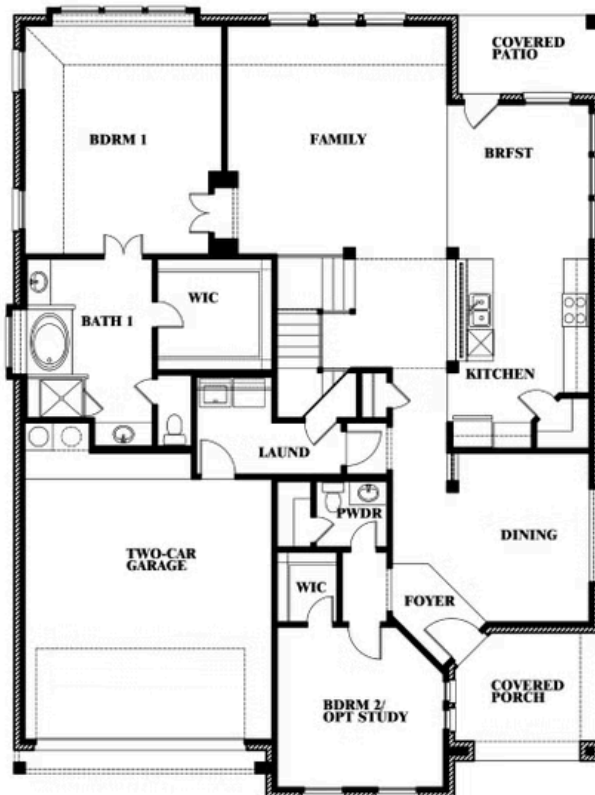
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MAGNOLIA II FLOOR PLAN

MAGNOLIA II FLOOR PLAN WITH OPTIONAL BATH 3



Magnolia II Opt. Bath 3 at Bed 5



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

