



COMMUNITY SALES MANAGER Glenn Campanile

CELL: (682) 418-9180 SALES OFFICE: (817) 719-9867



Waverly Estates

209 Saddletree Drive Josephine, TX 75173

MODEL

209 Saddletree Drive, Josephine, TX 75173

PRICED FROM

\$368,990-\$545,990

1,840 - 4,065 SQUARE FEET

3 - 5 BEDROOMS 2 – 5

CAR GARAGE











Introducing Waverly Estates in Josephine, TX, where small-town charm meets modern living.

This new community has easy access to I-30, offering you convenient connectivity to the DFW Metroplex. Additionally, it is located just minutes away from Lake Lavon, Lake Ray Hubbard, and Lake Tawakoni, allowing you to enjoy the best of both worlds. Staying connected to city life while relishing the peace and quiet of country living.

Waverly Estates is crafted to offer a perfect blend of luxury and tradition, featuring a variety of single-family homes designed to meet your family's needs, all equipped with three-car garages. As part of our amenities, Waverly Estates boasts a playground and pool, providing additional spaces for recreation and relaxation.

If you're looking for an affordable home in a small-town atmosphere close to DFW, say hello to Waverly Estates.





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Waverly Estates

Community Amenities:

- Pool
- Pool House
- Catch and Release Pond
- Trails
- Playground

Local Area Amenities:

- Parks and Recreation
- Historical Museum and Military Heritage Collection
- Red Oak Trails
- In-Sync Exotics Wildlife Rescue

Utilities:

- Electric: Farmers Electric Co-Op 903.455.1715
- Gas: Si Energy 281.778.6250
- Water: City of Josephine 972.843.8282
- Trash & Recycling: City of Josephine 972.843.8282
- Internet Providers:
 - -Peoples 800.333.9779
 - -Nextlink 855.698.5465

HOA

Assured Management Inc 469-480-8000 Ext.120

Schools

District	Community ISD
Elementary	Roderick Elementary School
Middle	Leland Edge Middle School
High	Community High School

