



# Waverly Estates

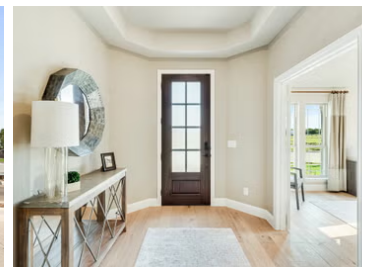
**Three Car Garage Included**

**1,840 – 4,065**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5**  
BATHROOMS

**3**  
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.



## 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

\$550/year  
Neighborhood Management, Inc.  
(972) 359-1548

### Tax

#### Rate Per \$100

1.96

### MUD

Magnolia Pointe Municipal Utility District No. 1 - Cost included in Tax Rate above

### Schools

<b>District</b>	Community ISD
<b>Elementary</b>	Roderick Elementary School
<b>Middle</b>	Leland Edge Middle School
<b>High</b>	Community High School

### Driving Directions

From Dallas: Take I-30 East to exit 77A (S. Elm St/S. FM 548) in Royse City. Turn left on S. Elm St., then right onto TX 66, then left on FM1777. In approximately, 5 miles, the community will be on your left. Turn on Saddletree Drive. Our model is located at 209 Saddletree Dr.

