



Waverly Estates

Three Car Garage Included

209 SADDLETREE DRIVE • JOSEPHINE, TX 75173

Priced from \$368,990 – \$545,990

Floor Plan	Square Feet	Details	Series	Homes Priced
Carolina	2,313 Sq. Ft.	1.0 Story 3 - 4 BR 2 BA 3 Car	Classic	\$403,990
Carolina II	2,771 Sq. Ft.	2.0 Story 3 - 4 BR 3 BA 3 Car	Classic	\$443,990
Carolina III	3,067 Sq. Ft.	2.0 Story 4 - 5 BR 3 BA 3 Car	Classic	\$454,990
Carolina IV	3,280 Sq. Ft.	2.0 Story 4 - 5 BR 3 BA 3 Car	Classic	\$467,990
Cypress	2,038 Sq. Ft.	1.0 Story 4 BR 2 BA 3 Car	Classic	\$379,990
Cypress II	2,454 Sq. Ft.	2.0 Story 4 BR 3 BA 3 Car	Classic	\$411,990
Dewberry	2,820 Sq. Ft.	2.0 Story 4 BR 2.5 - 3.5 BA 3 Car	Classic	\$435,990
Dewberry II	3,026 Sq. Ft.	2.0 Story 4 BR 2.5 - 3.5 BA 3 Car	Classic	\$443,990
Dewberry III	3,261 Sq. Ft.	2.0 Story 5 BR 3.5 - 4.5 BA 3 Car	Classic	\$463,990
Dogwood	1,840 Sq. Ft.	1.0 Story 3 BR 2 BA 3 Car	Classic	\$368,990
Dogwood III	2,333 Sq. Ft.	2.0 Story 4 BR 3 BA 3 Car	Classic	\$410,990
Hawthorne	2,235 Sq. Ft.	1.0 Story 4 BR 2 BA 3 Car	Classic	\$402,990
Hawthorne II	2,752 Sq. Ft.	2.0 Story 4 BR 3 BA 3 Car	Classic	\$435,990
Jasmine	2,098 Sq. Ft.	1.0 Story 3 - 4 BR 2 - 3 BA 3 Car	Classic	\$382,990
Magnolia	3,187 Sq. Ft.	2.0 Story 4 - 5 BR 2.5 - 4 BA 3 Car	Classic	\$459,990
Magnolia II	3,430 Sq. Ft.	2.0 Story 4 - 5 BR 2.5 - 4 BA 3 Car	Classic	\$472,990
Magnolia III	3,754 Sq. Ft.	2.0 Story 5 - 6 BR 3.5 - 5 BA 3 Car	Classic	\$494,990
Primrose FE	2,775 Sq. Ft.	1.0 Story 3 - 5 BR 2.5 - 3 BA 3 Car	Classic	\$463,990
Primrose FE II	3,336 Sq. Ft.	2.0 Story 3 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$500,990
Primrose FE III	3,525 Sq. Ft.	2.0 Story 3 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$507,990



Document generated Aug 1, 2025. Prices, plans, square footage, features and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths vary per plan. Some plans require a premium homesite. Please ask the Community Manager for details. Renderings of homes are artist concepts and may not reflect exact colors and materials.



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Primrose FE IV	3,543 Sq. Ft.	2.0 Story 4 - 6 BR 3.5 - 4 BA 3 Car	Classic	\$511,990
Primrose FE V	3,733 Sq. Ft.	2.0 Story 4 - 6 BR 3.5 - 4 BA 3 Car	Classic	\$523,990
Primrose FE VI	4,065 Sq. Ft.	2.0 Story 5 - 7 BR 4.5 - 5 BA 3 Car	Classic	\$545,990
Rose	3,359 Sq. Ft.	2.0 Story 4 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$476,990
Rose II	3,557 Sq. Ft.	2.0 Story 4 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$485,990
Rose III	3,557 Sq. Ft.	2.0 Story 5 - 6 BR 3.5 - 4 BA 3 Car	Classic	\$487,990
Violet	2,381 Sq. Ft.	2.0 Story 3 - 4 BR 2.5 - 3 BA 3 Car	Classic	\$427,990
Violet II	2,591 Sq. Ft.	2.0 Story 3 - 4 BR 2.5 - 3 BA 3 Car	Classic	\$432,990
Violet III	2,628 Sq. Ft.	2.0 Story 4 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$445,990
Violet IV	2,838 Sq. Ft.	2.0 Story 4 - 5 BR 3.5 - 4 BA 3 Car	Classic	\$454,990

