



# 811 Willowbanks Drive

**WAVERLY ESTATES**

JOSEPHINE, TX 75173

PRICED AT

~~\$517,575~~

CAROLINA III FLOOR PLAN

<b>3,068</b> SQUARE FEET	<b>4</b> BEDROOMS	<b>3.0</b> BATHROOMS	<b>3</b> CAR GARAGE
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**\$459,575**

MODEL HOME • 209 SADDLETREE DRIVE | HAWTHORNE II



This impressive Carolina III is a 4 bedroom, 3 bath home with a front-entry 3-car garage in the charming Waverly Estates community. Enhanced with professional landscaping and stone edging, the exterior presents clean lines and polished curb appeal, while dual-paned Low-E windows add energy efficiency throughout. A grand rotunda-style foyer provides a sophisticated welcome, leading past a private study with glass French doors and ample storage. The layout flows through a formal dining room and past 2 secondary bedrooms to an expansive main living area where a deluxe kitchen featuring contemporary lighting and plumbing fixtures seamlessly joins the breakfast nook. The deluxe kitchen includes white quartz countertops, a trash can pull-out, elegant island pendant lighting, and built-in stainless steel appliances. Large windows fill the family room with natural light, showcasing the magnificent stone fireplace, while an 8-foot front door and 2-inch faux wood blinds add refined detail throughout the first level. The primary suite offers a spacious bedroom with a dedicated sitting area, along with a well-appointed bath featuring a dual-sink vanity, garden tub, and separate shower. The second story expands the living space with a fourth bedroom, a full-size bath, and a versatile game room. The backyard is fully enclosed with a 6-foot privacy fence and includes an extended patio and gas stub for outdoor grilling, creating functional outdoor space for everyday use. Located in Waverly Estates in Josephine, residents enjoy a small-town setting with convenient access to I-30 for an easy commute into the DFW Metroplex. Community amenities include a pool and playground, with nearby access to three major lakes. Don't miss your opportunity! Call or visit the Bloomfield Homes model at Waverly Estates today.

