



203 Roughrider Trail

JOSEPHINE, TX 75173

CAROLINA IV FLOOR PLAN

3,285 SQUARE FEET	4 BEDROOMS	3.0 BATHROOMS	3 CAR GARAGE
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WAVERLY ESTATESPRICED AT
\$535,446**\$459,891**

MODEL HOME • 209 SADDLETREE DRIVE | HAWTHORNE II

Move-In Ready



This Carolina IV begins with its setting—an oversized lot in Waverly Estates that gives the home a broader footprint and a sense of separation rarely found in new construction. The 3-car configuration features a brick-and-stone exterior with architectural elements that make it feel more custom. Its interior versatility is showcased through a sequence of dedicated spaces: a unique foyer, a front study with closet storage, and a formal dining room arranged for larger gatherings or everyday organization. Toward the center, the family room introduces a dramatic stone fireplace rising to the ceiling, while large windows hint at the covered patio and expansive backyard outside. An open Deluxe Kitchen sits adjacent with gas cooking, quartz surfaces, all gas built-in appliances. It's a functional hub for daily meals, whether you prefer barstool seating or a cafe table in the breakfast nook. The first-floor layout also includes the primary suite with a dual-sink vanity, soaking tub, bench seat shower, and a generously sized closet, along with 2 additional bedrooms supported by a full bath on the opposite wing of the home. The second story contributes its own identity through a game room placed at the top of the stairs, a dedicated media room, and another large bedroom paired with its own full bath. The extended covered patio broadens the outdoor footprint, and full gutters provide practical exterior care. Interior selections include laminate in common areas, tile in wet rooms, and carpet where comfort is preferred. Call or visit the Bloomfield Homes model in Waverly Estates to see how the Carolina IV fits into your next move!

