



204 Shady Bank Way

JOSEPHINE, TX 75173

WAVERLY ESTATES

CYPRESS II FLOOR PLAN

PRICED AT

~~\$450,779~~ **\$414,686****2454**
SQUARE FEET**4**
BEDROOMS**3.0**
BATHROOMS**3**
CAR GARAGE

Under Contract



Discover the Cypress II in Waverly Estates, offering 4 bedrooms, 3 baths, and a 3-car garage in a two-story layout. Positioned on an oversized homesite with a large backyard, this home provides both space and flexibility inside and out. A welcoming entry leads to a private study enhanced by glass French doors and a bright bay window, creating a comfortable and functional workspace. RevWood flooring runs throughout the main living areas for added durability and a cohesive look. The open-concept family room connects seamlessly to the kitchen and breakfast area, making everyday living and entertaining feel effortless. The deluxe kitchen stands out with quartz countertops, pendant lighting over the island, a trash can pull-out, pot filler, and abundant cabinetry for storage and organization. Privately tucked away, the primary suite offers a spacious bedroom retreat paired with an upgraded bath featuring an enlarged shower, dual-sink vanity, and a huge walk-in closet. Downstairs offers 2 secondary bedrooms for convenience, while the upper level expands the living space with an additional bedroom and a large game room. Practical upgrades include a tankless water heater, full rain gutters, a Christmas light package for seasonal convenience, and 2-inch faux wood blinds throughout. Waverly Estates in Josephine offers the perfect balance of small-town charm and modern convenience, featuring a pool and playground, quick access to I-30, and close proximity to Lake Lavon, Lake Ray Hubbard, and Lake Tawakoni. Call or visit the Bloomfield Homes model at Waverly Estates to learn more about this Cypress II today.

