



# 805 Willowbanks Drive

JOSEPHINE, TX 75173

**WAVERLY ESTATES**

ROSE II FLOOR PLAN

PRICED AT

~~\$554,793~~ **\$514,793**

**3557**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**3**  
CAR GARAGE

Available August 2025



Bloomfield Homes is building our Rose II plan, a two-story home with soaring ceilings, 5 bedrooms, 4 baths, a 3-car garage, and plenty of flex spaces for entertainment or work—all set on an oversized greenbelt lot with a striking brick and stone facade that elevates curb appeal. This home is the perfect blend of modern and traditional, from the on-trend design selections and Quartz countertops to the open-concept layout enhanced by vaulted ceilings and thoughtful upgrades throughout. All throughout, upgraded Laminate Wood flooring grounds the common areas and flows effortlessly into the heart of the home: the Family Room, where a dramatic 17' ceiling and a contemporary Stone-to-Mantel Fireplace with a cedar mantel create a stunning focal point. Overlooking this central gathering space is a Game Room above, expanding the open, airy atmosphere. The Deluxe Kitchen impresses with sleek all-gas stainless steel appliances, deep pot and pan drawers, a wood vent hood, undercabinet lighting, and upgraded countertops that complement the aesthetic, all anchored by a large walk-in pantry. Designed for comfort and convenience, the home includes upgrades such as a tankless water heater, full gutters, and a custom 8' Front Door that makes a memorable first impression. A dedicated mud room offers built-in organization, while the Media Room, private Study, and Covered Rear Patio provide purposeful spaces to unwind, entertain, or focus. The Primary Suite is a true retreat tucked quietly downstairs, bathed in natural light from a wall of windows and paired with a spa-inspired bath featuring a soaking tub, separate shower, dual vanities, and an expansive walk-in closet. Upstairs, three additional bedrooms are thoughtfully arranged for privacy and functionality, with a Jack-and-Jill bath serving two. Don't miss your opportunity to own this refined and ready home—visit Bloomfield at Waverly Estates and experience exceptional living firsthand.



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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.