



# Waterscape

<b>3,557</b> SQUARE FEET	<b>4 – 5</b> BEDROOMS	<b>3.5 – 4</b> BATHROOMS	<b>2 – 3</b> CAR GARAGE
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1034 Watercourse Place  
Royse City, TX 75189

**MODEL**

1034 Watercourse Place, Royse City, TX 75189 | **Rose II**



Bloomfield Homes is excited to return to Waterscape, a premier master-planned community in Royse City just northeast of Dallas. Outstanding amenities, affordability, and easy highway access come together to create a community that meets all your needs.

The community features catch-and-release ponds, hike and bike trails, a resort-style pool, a clubhouse, sports courts, a dog park, and playgrounds for residents to enjoy. Students attend highly-rated Royse City ISD schools, with Paula Walker Elementary conveniently located within Waterscape.

Our Classic Series floor plans fit perfectly within this new phase, showcasing all the design features and quality finishes that today's homebuyers demand. Visit Waterscape to tour available homes in our newest phase and discover why this thriving community continues to attract families to Royse City!





## Waterscape

### Community Amenities

- Community Amenity Center
- Fully Stocked Pond
- Hiking and Bike Trails
- Playground
- Resort Style Pool
- Volleyball Court
- Clubhouse
- Dog Park
- Lap Pool

### Local Area Amenities

- City Lake Parks
- Sports Complex & Old Mill Park
- Main Street Royse City
- Splash Park
- San Martino Winery & Vineyards

### Utilities

- Electric: Farmers Electric Co-op 903.445.1715
- Gas: Atmos Energy 888.286.6700
- Water and Trash & Recycling: Royse City 972.636.2250
- Internet Providers: AT&T 800.288.2020

### Police & Fire

Police 972.636.9422

Fire 972.524.4705

### HOA

\$710/year  
First Service Residential  
(214) 817-9700

### Tax

**Rate Per \$100**  
2.08

### PID

Waterscape Public Improvement District Improvement Area #2.  
Contact Community manager for more details.

### Schools

<b>District</b>	Royse City ISD
<b>Elementary</b>	Paula Walker Elementary School
<b>Middle</b>	Ouida Baley Middle School
<b>High</b>	Royse City High School

### Driving Directions

From I-30 (US-67), take exit 74 for Circle Dr. Turn right on Circle Dr, then take a right onto Elm Grove Rd. At FM 548, turn right and you'll come up on the Waterscape community entrance after .5 miles.

