



3111 Duck Heights Avenue

ROYSE CITY, TX 75189

ROSE II FLOOR PLAN

3,557 SQUARE FEET	5 BEDROOMS	4.0 BATHROOMS	2 CAR GARAGE
-----------------------------	----------------------	-------------------------	------------------------

WATERSCAPE CLASSIC 50S

PRICED AT

~~\$575,027~~

\$549,800

MODEL HOME • 1034 WATERCOURSE PLACE | ROSE II

Under Construction • Est. November 2026



The Classic Series Rose II floor plan is a two-story home with four bedrooms and three bathrooms. Features of this plan include a covered porch, large family room, study, open kitchen with custom cabinets and island, a primary suite with an ensuite bathroom, walk-in closet and garden tub; an upstairs game room, and an upstairs media room. Contact us or visit our model home for more information about building this plan.





3111 Duck Heights Avenue

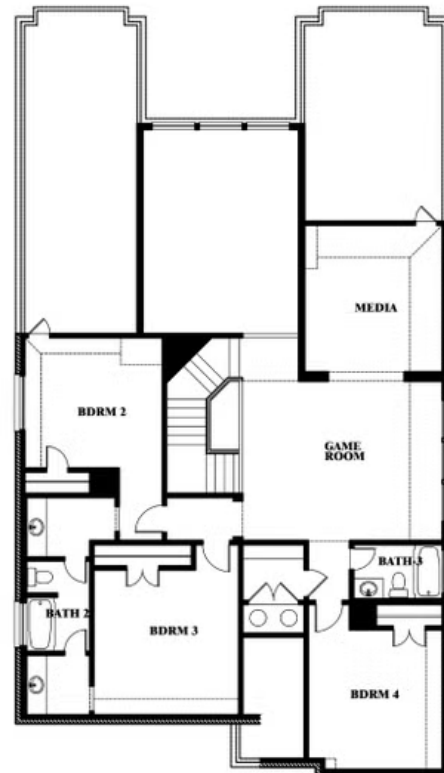
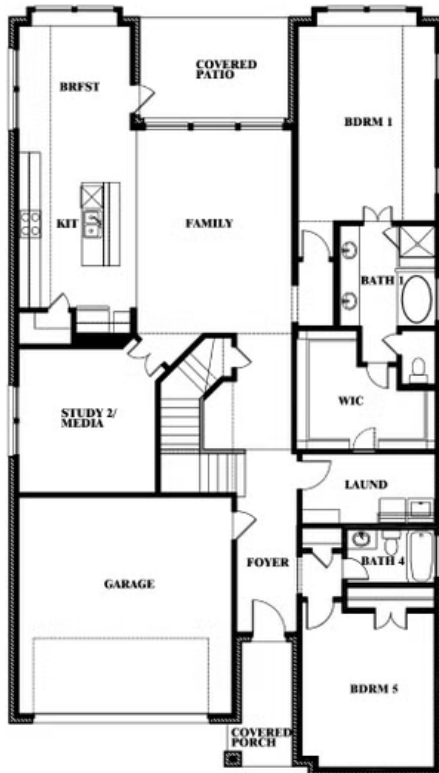
ROYSE CITY, TX 75189

ROSE II FLOOR PLAN

ROSE II FLOOR PLAN WITH OPTIONAL BED & BATH AT STUDY



Rose II Opt. Bed & Bath at Study



This brochure is for general informational purposes and is to be used as a guide only. Changes may be made during the development process and floorplans, dimensions, fixtures, fittings, finishes and specifications are subject to change without notice. Window placement, balcony configuration, wardrobe sizes and living areas may vary slightly within each plan type. EQUAL HOUSING OPPORTUNITY