



4015 Grotto Drive

ROYSE CITY, TX 75189
ROSE II FLOOR PLAN

3,260	5	4.0	2
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

WATERSCAPE CLASSIC 50S
PRICED AT
~~\$545,184~~
\$524,700
MODEL HOME • 1034 WATERCOURSE PLACE | ROSE II
Under Construction · Est. October 2026

ELEVATION D

NEW! NEVER LIVED IN. Bloomfield Homes has built the Rose II, a two-story plan with 5 bedrooms, 4 baths, and a 2-car garage. The home sits within walking distance of the elementary school, parks, pools, and fishing ponds — exactly the kind of setting families move to Waterscape for. A custom 8' front door makes the first impression. Inside, the family room is anchored by a stone fireplace that runs all the way to the ceiling, a real focal point for the main living space, and upgraded flooring runs through the main areas with upgraded countertops carrying the finish through the kitchen. The Deluxe Kitchen is built for people who actually cook: double ovens, a 5-burner cooktop, and the counter space to put them to work. A study downstairs gives you a quiet workspace on the main level, and a downstairs media room sits ready for movie nights without the climb. Out back, a covered patio plumbed with a gas stub makes the yard grill-ready, while a covered porch out front completes the indoor-outdoor flow. Gutters, an exterior lighting system, and the energy-efficient features standard in every Bloomfield Home round it out. Come see the Rose II at Bloomfield's model in Waterscape.

