


COMMUNITY SALES MANAGER
Chris Simmons

CELL: (817) 296-7171

SALES OFFICE: (817) 962-2835



Waterscape Classic 60s

 1034 Watercourse Place
 Royse City, TX 75189

1,840 – 4,226 | **3 – 5** BEDROOMS | **2 – 5.5** BATHROOMS | **2 – 3** CAR GARAGE

Selling from Waterscape
MODEL

1034 Watercourse Place, Royse City, TX 75189



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!



Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.


COMMUNITY SALES MANAGER

Chris Simmons

CELL: (817) 296-7171

SALES OFFICE: (817) 962-2835

Waterscape Classic 60s

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

District	Royse City ISD
Elementary	WR Fort Elementary School
Middle	Ouida Baley Middle School
High	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.



Document generated Feb 8, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. 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 varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.