



3042 Duck Heights Avenue

ROYSE CITY, TX 75189

BAYBERRY II FLOOR PLAN

3,034 SQUARE FEET	4 BEDROOMS	3.5 BATHROOMS	3 CAR GARAGE
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WATERSCAPE CLASSIC 60S

PRICED AT

~~\$564,171~~**\$449,700**

MODEL HOME • 1034 WATERCOURSE PLACE | ROSE II

Under Contract



Construction fully complete & move-in day ready! The Bayberry II plan has space for everyone - even the pets! 4 large bedrooms, 3 full baths, a downstairs powder bath, 2 dining areas, a Game Room, Media Room, and a covered back patio to enjoy your private backyard. Today's top trends can be found throughout like white cabinetry, Level 2 Playa White quartz surfaces, scratch-resistant laminate wood flooring in common areas, a stone-to-ceiling fireplace in the open Family Room, upgraded ivory tile selections in wet areas, and horizontal stair rails. This home features a Texas-sized kitchen with all the storage you could need! It has our largest walk-in pantry, our largest island (with trash pull-out drawer added), deep pot-and-pan drawers, space inside the wood vent hood, and a long wall of cabinets and counterspace. Artisanal-style Marrakesh Zellige tile backsplash adds an elegant accent of muted greens and taupe. Across from the kitchen sits the Primary Suite with an ensuite bath adorned by gold-flecked, marble-look tile. Making daily life simpler, things like the 3-car garage, extra lighting, upgraded carpet, a ceiling fan and gas drop on the patio, a dedicated laundry room, and window seats were all chosen with buyers in mind! Buying with Bloomfield means a full landscaping package, lower utility bills thanks to energy-efficient features, peace of mind with a home warranty, and working with a team that cares. Learn more by visiting our nearby model that's open daily!

