



3046 Duck Heights Avenue

ROYSE CITY, TX 75189

WATERSCAPE CLASSIC 60S

CYPRESS II FLOOR PLAN

PRICED AT

~~\$507,505~~ **\$487,505**

2459
SQUARE FEET

4
BEDROOMS

3.0
BATHROOMS

2.5
CAR GARAGE

Available October 2025



ELEVATION E





Bloomfield Homes is building our beloved Cypress II floor plan in Waterscape, an award-winning community full of resort-style amenities! This home is full of upgrades and has the flexibility to change as your life does. Whether it's the charming stone and brick exterior, the bright open-concept Family Room lined with windows, or the stunning RevWood Oak floors throughout, this house makes a standout first impression! Buyers love the Primary Suite and 2 bedrooms on the first floor, while the upstairs bedroom and bathroom offer separation if needed. And for work or play, spaces like the front Study or upstairs Game Room have versatile use. Centered around a large island, the Deluxe Kitchen is equipped with built-in SS appliances, a pot filler over the stove, a wood vent hood, walk-in pantry, and upgraded cabinetry. Contemporary color palette keeps it clean with white Shaker cabinets, brushed nickel fixtures, white granite and quartz countertops, modern white tile selections, and a buff stone-to-ceiling fireplace. There's plenty of room in the Primary Suite to fit a king bed, and the bathroom features an enlarged shower with upgraded tile. Storage can be found throughout - even under the stairs - plus we extended the garage to a 2.5-car for extra space that's always needed! We take care of the outside, too, with full sod, fencing, an irrigation system, gutters, uplights, a gas drop on the back patio, and a custom 8' front door. Bloomfield at Waterscape is ready to help with your dream home - give us a call today!

