



# 3043 Duck Heights Avenue

ROYSE CITY, TX 75189

**WATERSCAPE CLASSIC 60S**  
DOGWOOD FLOOR PLAN

PRICED AT

~~\$461,170~~ **\$409,800****1840**  
SQUARE FEET**3**  
BEDROOMS**2.0**  
BATHROOMS**2.5**  
CAR GARAGE

Move-In Ready



Bloomfield is back in Waterscape, building our charming Dogwood floor plan - a 3 bedroom, 2 bath single-story beauty! Anchored by a bright, open-concept living area and upgraded finishes, this floor plan offers more than meets the eye. Valuable enhancements like scratch-resistant RevWood floors throughout common areas, a versatile study with glass French doors, a 2.5-car garage for extra storage or work space, and a stone-to-ceiling fireplace in the Family Room. Continuing into the Deluxe Kitchen, custom additions will take cooking to the next level! It already comes equipped with stainless steel appliances built into the modern stained cabinetry, including a wood vent hood and deep pot-and-pan drawers. Then we added a pot filler above the gas range, a trash can pull-out drawer, and under-cabinet lighting. Glazed, white ceramic backsplash and Playa White Quartz countertops finish the gorgeous kitchen, and the buffet in the dining space has a granite top that beautifully complements. The 2 secondary bedrooms share a hall and full bath, while the Primary Suite is situated privately in the rear with views of the fenced backyard! And the covered rear patio is ready for all seasons with a ceiling fan and gas drop to easily hook up your grill. You'll have access to resort-style pools, fishing lakes, trails, playgrounds, and community events in Waterscape. Plus, you're just minutes from I-30, offering easy commutes to Rockwall, Dallas, and beyond! Finally find space to breathe, room to grow, and every upgrade already in place - come tour with Bloomfield to learn more! Model home offices are open daily.

