BLOOMFIELD HOMES



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3055 Duck Heights Avenue

ROYSE CITY, TX 75189

MAGNOLIA II FLOOR PLAN

3,435	4	3.5	2
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

WATERSCAPE CLASSIC 60S

PRICED AT

~~$564,347~~

$517,400

MODEL HOME • 1011 WATERSCAPE BOULEVARD | ROSE II



This Magnolia II offers 4 bedrooms, 3.5 bathrooms, game room, media room, study, and formal dining. Situated in the desirable Waterscape community, this stunning home showcases exceptional curb appeal with a beautiful brick and stone exterior and an impressive 8' front door, leading into a thoughtfully designed open-concept layout with upscale finishes throughout; the Deluxe Kitchen is a true centerpiece featuring double ovens, a 5-burner cooktop, upgraded quartz countertops, stylish backsplash, and white shaker-style cabinetry that flows seamlessly into the spacious family room anchored by a dramatic stone-to-ceiling fireplace with a cedar mantel, perfect for both everyday living and entertaining, while the private study is enclosed with elegant glass French doors and the formal dining room provides an ideal space for gatherings; upgraded flooring extends through the main areas, complemented by a horizontal railing at the staircase, a functional mud room, and modern design details throughout, with generously sized secondary bedrooms and versatile upstairs living spaces including a game room and media room, plus inviting outdoor living that includes a covered patio with gas stub and a front balcony, all enhanced by gutters and quality craftsmanship throughout. Visit Bloomfield Homes today at Waterscape to tour this gorgeous Magnolia II!

EQUAL HOUSING OPPORTUNITY

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