



# 3010 Duck Heights Avenue

ROYSE CITY, TX 75189

**WATERSCAPE CLASSIC 60S**

ROSE II FLOOR PLAN

PRICED AT

~~\$606,774~~ **\$576,774**

**3557**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**3**  
CAR GARAGE

Available September 2025



Rose II plan by Bloomfield Homes is... heightened ceilings, extensive windows for maximum sunlight, standout curb appeal from a stone exterior with a 3-car garage, and open-concept living spaces on both floors. 5 bedrooms and 4 baths are split among the 2 floors, with the Primary and Guest Suites located downstairs. Central to the upstairs layout, the Game Room sits above the Family with a half wall to allow for an overlook that connects both floors. An open Media Room is adjacent, and the other 3 bedrooms surround the Game Room - plus, the shared Bath 2 is a Jack and Jill! Elegant design features like an exposed, curved staircase with horizontal railing and a soaring stone-to-ceiling fireplace in the Family Room make the home feel custom. Classic color choices will stand the test of time, including pure white Shaker cabinets, matte black fixtures, sparkling white granite countertops in all baths, white quartz in the kitchen, and ivory tile selections. Upgrades continue into the kitchen with a Marrakesh kitchen backsplash, under-cabinet lighting, a pot filler, built-in SS appliances (gas range!), a trash can pull-out drawer, and a wood vent hood. There's a Study with glass French doors just off the Family Room that could flex as a nursery, second home office, or maybe a whiskey room! And to comfortably enjoy fresh air, this home has a covered back patio with a ceiling fan kit and a gas drop already in place. The award-winning community of Waterscape has extensive amenities for residents to enjoy year-round and an unbeatable location to access schools, shopping, and the highway. Call Bloomfield to learn more about this great offer!

