



# 8102 Grotto Drive

ROYSE CITY, TX 75189

VIOLET III FLOOR PLAN

|                             |                      |                         |                        |
|-----------------------------|----------------------|-------------------------|------------------------|
| <b>2,657</b><br>SQUARE FEET | <b>4</b><br>BEDROOMS | <b>3.5</b><br>BATHROOMS | <b>2</b><br>CAR GARAGE |
|-----------------------------|----------------------|-------------------------|------------------------|

**WATERSCAPE CLASSIC 60S**
**PRICED AT**
**\$526,126**
**\$489,400**

MODEL HOME • 1034 WATERCOURSE PLACE | ROSE II

Move-In Ready



NEW! NEVER LIVED IN. Bloomfield Homes has built the Violet III, a two-story plan with 4 bedrooms, 3.5 baths, and a 2-car garage. The home sits on an oversized corner lot in a neighborhood built for getting outside — walking distance to parks, pools, fishing ponds, and the elementary school. Upgraded brick and a cedar garage door give the elevation real presence behind a custom 8' front door. Inside, high ceilings open up the main living space, and the family room is anchored by a stunning stone fireplace that runs all the way to the ceiling, the kind of focal point that makes the room. The Deluxe Kitchen is built for people who cook — a gas setup with the counter space and custom cabinetry to match — and a tankless water heater keeps the hot water running without the tank. Out back, a covered patio extends the living space into the yard, and a covered porch out front rounds out the indoor-outdoor flow. Plus the energy-efficient features standard in every Bloomfield Home! Come see the Violet III at Bloomfield's model in Waterscape.

