



# 4006 Rio Run

ROYSE CITY, TX 75189

## WATERSCAPE CLASSIC 60S

VIOLET IV FLOOR PLAN

PRICED AT

~~\$615,660~~ **\$523,400**

**2849**  
SQUARE FEET

**5**  
BEDROOMS

**4.0**  
BATHROOMS

**2.5**  
CAR GARAGE

Under Contract



The Violet IV delivers a distinctive two-story design with 5 bedrooms, 4 baths, and a 2.5 car garage with a cedar garage door, set on an oversized corner homesite in the Waterscape community. An upgraded 8 ft front door, full rain gutters, and the scale of the lot create a strong first impression. Tall ceilings shape the interior and establish openness throughout the main living spaces, where the family room is centered around a stone fireplace extending floor to ceiling, remaining open and connected to the rest of the layout. The deluxe kitchen is designed for everyday use and entertaining, finished with quartz countertops, built-in stainless steel appliances, a 5-burner gas cooktop, double ovens, and a pot filler arranged for efficiency and function. A first-floor bedroom near the entry adds flexibility, while the primary suite is privately positioned and supported by a spacious bath and walk-in closet. The second level is organized around shared spaces including a game room, an enclosed media room, and 3 additional bedrooms arranged to balance privacy and connection. Practical upgrades such as a tankless water heater and durable finishes throughout reinforce long-term livability. Waterscape is a master-planned community in Royse City offering catch-and-release ponds, neighborhood trails, a resort-style pool, clubhouse, sports courts, dog park, and playgrounds, with easy highway access and highly rated Royse City ISD, including Paula Walker Elementary located within the community. Visit the Bloomfield Homes model to learn more about the Violet IV and explore this rare oversized homesite in Waterscape.

