BLOOMFIELD HOMES



COMMUNITY SALES MANAGER

Chris Simmons

CELL: (817) 296-7171

SALES OFFICE: (817) 962-2835

Waterscape

1,840 – 4,226	3 – 6	2 – 5.5	2 – 3
SQUARE FEET	BEDROOMS	BATHROOMS	CAR GARAGE

New Model Now Open!

MODEL

1011 Waterscape Boulevard, Royse City, TX 75189 | **Rose II**











Bloomfield Homes is excited to return to Waterscape, a premier master-planned community in Royse City just northeast of Dallas. Outstanding amenities, affordability, and easy highway access come together to create a community that meets all your needs.

The community features catch-and-release ponds, hike and bike trails, a resort-style pool, a clubhouse, sports courts, a dog park, and playgrounds for residents to enjoy. Students attend highly-rated Royse City ISD schools, with Paula Walker Elementary conveniently located within Waterscape.

Our Classic Series floor plans fit perfectly within this new phase, showcasing all the design features and quality finishes that today's homebuyers demand. Visit Waterscape to tour available homes in our newest phase and discover why this thriving community continues to attract families to Royse City!

EQUAL HOUSING OPPORTUNITY

Document generated Oct 31, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.

BLOOMFIELD HOMES



COMMUNITY SALES MANAGER
Chris Simmons
CELL: (817) 296-7171
SALES OFFICE: (817) 962-2835

Waterscape

Community Amenities

- Community Amenity Center
- Fully Stocked Pond
- 5 Miles of Hiking and Bike Trails
- Playground
- Resort Style Pool
- Volleyball Court
- Basketball Court
- Baseball Field
- Clubhouse
- 2 Dog Parks
- Lap Pool
- 5 Ponds
- 14 Parks
- Pickleball Courts* Planned for Fall 2026

*Planned amenities are based on current concepts, which are subject to change without notice. No guarantee is made that the features will be built.

Local Area Amenities

- City Lake Parks
- Sports Complex & Old Mill Park
- Main Street Royse City
- Splash Park
- San Martino Winery & Vineyards

Utilities

- Electric: Farmers Electric Co-op 903.445.1715
- Gas: Atmos Energy 888.286.6700
- Water and Trash & Recycling: Royse City 972.636.2250
- Internet Providers: AT&T 800.288.2020

Police & Fire

Police 972.636.9422

Fire 972.524.4705

HOA

$710/year
First Service Residential
(214) 817-9700

Tax

Rate Per $100

2.08

PID

Waterscape Public Improvement District Improvement Area #2. Contact Community manager for more details.

Schools

District	Royse City ISD
Elementary	Paula Walker Elementary School
Middle	Ouida Baley Middle School
High	Royse City High School

Driving Directions

From I-30 (US-67), take exit 74 for Circle Dr. Turn right onto Circle Dr, then take a right onto Elm Grove Rd. At FM 548, turn right and you'll come up on the Waterscape community entrance after .5 miles. Turn left on Waterscape Blvd and our model will be on your left at 1011 Waterscape Blvd.

EQUAL HOUSING OPPORTUNITY

Document generated Oct 31, 2026. Prices, plans, square footage, features, amenities and materials are subject to change at any time without notice and vary among communities. Listed prices are for informational purposes only, are not binding, and do not create any contractual obligation(s). The price of any home is dependent on numerous factors, all of which are unique to a specific home, and is not guaranteed until specified in a binding contract. Pricing of elevations and additional optional beds/baths varies per plan. Some plans require a premium homesite. Renderings of homes are artist concepts and may not reflect exact colors and materials. Verify current tax rates & jurisdictions with the appropriate taxing authority.