



Waterscape

3,557
SQUARE FEET**4 – 5**
BEDROOMS**3.5 – 4**
BATHROOMS**2 – 3**
CAR GARAGE**MODEL**1034 Watercourse Place, 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!



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 on 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.

