

Under Contract - Pending on Market

# \$299,999

Call 972-571-1641 Today!


## 3034 ESTUARY DR, ROYSE CITY, TX 75189

### 3 BEDS, 2 FULL BATH(S)

Welcome to this beautifully designed single-story home in the highly sought-after Waterscape community in Royse City, TX where comfort, functionality, and lifestyle come together. Residents enjoy access to exceptional amenities, including scenic jogging and hiking trails, stocked fishing ponds, a resort-style pool, sand volleyball court, and a welcoming clubhouse. This thoughtfully crafted home features a custom layout with an inviting open-concept living area that seamlessly connects the kitchen and family room. The kitchen is well-appointed with granite countertops, a stainless steel appliances, gas cooktop, and an oversized island. Offering 3 bedrooms, 2 full bathrooms, and a dedicated study, the home provides flexible space for work and relaxation. The spacious primary suite includes an ensuite bath with a deep soaking tub and shower combination and a generously sized walk-in closet. Two secondary bedrooms share a full sized hall bathroom. Storage abounds with ample closets throughout the house and pantry space adjacent to the kitchen. Step outside to enjoy a large covered patio complete with recessed lighting, ideal for evening gatherings or quiet mornings. The fully fenced backyard features a sprinkler system and backs up to a utility greenbelt for added privacy with no direct rear neighbors. This home offers the perfect balance of thoughtful design, practical features, and a vibrant community setting, ready for you to move in and enjoy.

### GENERAL DESCRIPTION

- Subdivision:** Waterscape
- Property Type:** Residential - Single Family
- Bedrooms:** 3
- Baths:** 2 Full
- Stories:** 1
- Garage:** 2 / Attached
- Style:** Traditional
- Year Built:** 2020
- Building Sqft:** 1,845 /
- Lotsize:** 6,752 / PUBREC
- Maintenance Fee:** \$59 / Semi-annu
- MLS# / Area:** NTREIS-21219402



**Get in touch**  
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Visit <https://www.har.com/NTREIS-21219402> for more information