



# 212 Shady Bank Way

JOSEPHINE, TX 75173

**WAVERLY ESTATES**

PRIMROSE FE FLOOR PLAN

PRICED AT

~~\$535,099~~ **\$474,433****2783**  
SQUARE FEET**3**  
BEDROOMS**2.5**  
BATHROOMS**3**  
CAR GARAGE

Bloomfield's Primrose FE offers an exceptional single-story dwelling, where 3 bedrooms and 2.5 baths are paired with thoughtful upgrades and elegant details throughout. The home welcomes you with a striking rotunda entry and an 8' custom front door, leading into a sunlit living area adorned with upgraded Laminate Wood flooring and soaring vaulted ceilings. The Deluxe Kitchen, enhanced with Quartz countertops, upgraded cabinetry, and top-of-the-line stainless steel appliances, flows effortlessly into the Family Room and two Dining Areas, creating the ideal space for entertaining. The captivating stacked Stone-to-Ceiling Fireplace adds warmth and charm, while the Study with Glass French doors provides a quiet retreat. Outside, the oversized lot and patio with a gas stub for grilling offer ample space for outdoor enjoyment. Additional conveniences include blinds, gutters, and a practical mud room, all complemented by two garage bays with a total of three sheltered spots for your vehicles. Stop by Bloomfield at Waverly Estates!

