



## Brookside at Bear Creek

From the \$200's

1607 Brook Glen Dr  
Euless, TX 76039

Phone: (817)685-0083

Fax: (817)858-0938

### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Susan Ballew



Kai Fleming-Wood  
*Estonian*

### Driving Directions

South on 121 to SH 360 South, Exit Mid Cities Blvd., Continue through light on service road, Right on Ash, Take first right into community.

Follow 183 to 360 intersection, North on 360, Exit Mid Cities Blvd. West, South on 360 (stay on service road), Right on Ash Ln., Right on Brook Grove

### Tax Information

Estimated Tax Rate: \$2.41 per \$100 of appraised valuation

### Home Owners Association

Estimated HOA Dues: \$1,750 per year

### Schools

Hurst-Euless-Bedford ISD

- Lakewood (Elementary School)
- Euless (Junior High School)
- Trinity (High School)

### Community Details

Welcome to Brookside at Bear Creek Town Homes perfectly located just off Hwy 360 in the Mid Cities. This distinctive community sets the tone for relaxed living with an ideal blend of open space and comfortable lifestyle all close to shopping venues, restaurants and schools.

### Amenities

- Located within the City of Euless, central to Dallas/ Ft. Worth, Historic Grapevine and Southlake Town Center
- Brookside at Bear Creek Town Homes sits on 13 acres of rolling heavily wooded terrain, which includes over 6 acres of open space
- Walking trails to playgrounds, picnic grounds, amphitheater, board walk, fish ponds and dog parks
- Enjoy City living with awesome views of natural serenity
- Choose from 5 detailed architectural designs
- Convenient to DFW International Airport
- Hurst-Euless-Bedford ISD

### Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
1005 Brook Hollow Dr B9TH C2 / Leon	1550	2.5	2	U	2/1	2.0	\$228,990	Ready Now!
960 Brook Forest Ln B3TH H1 / Lavon	1901	2.0	2	U	2/1	2.0	\$239,999	Ready Now!
1003 Brook Hollow Dr B4TH G2 / Belton	1788	2.0	2	U	2/2	2.0	\$247,464	Ready Now!



#### Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Plantation Homes, All Rights Reserved. 5/22/2012

# Features - Standard Features

## Comfort & Energy Saving Features

- Green Built certified home per the strict guidelines of the Green Built North Texas Program
- R-38 fiberglass insulation in air conditioned flat ceilings
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Vinyl framed windows with double-pane, low-e glass for energy efficiency
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Balanced air pressure from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-13 insulation in exterior air conditioned walls
- R-22 insulation in non-flat ceiling areas
- 14 seer high efficiency air conditioner(s)
- Dual or zoned A/C system (per plan)
- Programmable comfort center thermostat maximizes home comfort year round
- Additional A/C return in master bedroom for better comfort
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- DuPont Tyvek® exterior housewrap provides an extra barrier against moisture and air penetration
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Tankless water heater(s) to maximize energy efficiency

## Ideal Kitchens

- Whirlpool® appliance package including freestanding gas range with self-cleaning oven, built-in microwave and dishwasher
- Vent hood with multiple speeds vented outside the home
- 42" birch accented kitchen cabinets
- Elegant crown moulding on kitchen cabinetry
- Island work centers (per plan)
- Durable, stainless steel, 8" deep sink with garbage disposal
- Moen® faucet with vegetable sprayer
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups
- Recessed can lighting
- Convenient laundry area with custom shelves and rod
- Choice of accent wall paint for that custom touch

## Dramatic Interiors

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of ceramic tile
- Wide range of interior paint colors to add your own personal touch
- Elegant stairways with stained handrail, iron balusters, and waterfall treads ( per plan )
- Oversized baseboards throughout
- Hand laid ceramic tile flooring in the family room
- Raised, square, two panel interior doors
- Craftsman-style cased door trim lends a classic look
- Choice of Kwikset® door hardware in variety of finishes and styles
- A variety of light fixture finishes to choose from to truly customize your home
- Choice of plush carpet with a quality pad

## Suite Dreams

- Choice of Moen® plumbing fixtures in oil rubbed bronze, chrome or satin nickel finishes

- Acrylic garden tub in master bath for ultimate relaxation
- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Elongated commode in master and powder room
- Magazine rack in master water closet
- His & Hers vanities in master bath
- 12 x 12 ceramic tile surrounds in master bath
- Ceramic tile flooring in the master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- A/C vent(s) in master walk-in closet(s)

## Classic Exteriors

- Custom exterior elevations with natural stone, stucco, and brick
- Brick paved front porches (per plan)
- Oversized balconies (per plan)
- Elegant stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- Professionally designed landscape package enhances curb appeal
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters (in designated areas)
- Custom built cedar garage doors
- Garage door openers with two transmitters
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Concrete back patio allows for an outdoor dining area (size per plan)
- Custom cast stone address plaque with logo

## Extra Touches

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- National Warranty Program
- Fire suppression system
- Personal interview with a Professional Decorator Consultant at the Design Center
- Fully installed alarm system with optional monitoring for peace of mind
- Extra security pad in master bedroom



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- Engineered, certified and individually inspected foundations
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed internet access
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- Prewired for surround sound in the room of your choice
- On site custom framing
- High-tech structured wiring network with 4 multi-media outlets
- All bedrooms and game room blocked and wired for ceiling fans



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