



Heatherwood

From the \$170's

5005 Birchwood Dr
McKinney, TX 75071
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Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Jennifer Correll



Laurie Coles

Driving Directions

North on Hwy 75 to 380. West on 380, 3 miles to Lake Forest (1461).

Right on 1461. One mile to Birchwood and turn left

Tax Information

Estimated Tax Rate: \$2.58 per \$100 of appraised valuation

Home Owners Association

Heatherwood H.O.A.

Estimated HOA Dues: \$390 per year

Schools

Prosper ISD

- Baker (Elementary School)
- Rogers 5th & 6th grade (Middle School)
- Reynolds 7th & 8th grade (Middle School)
- Prosper (High School)

Community Details

At Heatherwood, life really is beautiful. A dream lifestyle awaits your family, with a state-of-the-art-Amenity Center, Recreation Center with Jr. Olympic Swimming Pool, greenbelts, hike and bike trails, jogging trails and nature areas. Heatherwood is the perfect place for your beautiful new Plantation Home!

Amenities

- At Heatherwood, you'll experience all the advantages of living near US-75, area restaurants, entertainment and shopping venues. Allen Premium Outlets is a short drive away!
- Located within the beautiful city of McKinney, Heatherwood features greenbelts, hike and bike trails, jogging trails and nature areas
- A dream lifestyle awaits your family with exceptional amenities, including a state-of-the-art amenity center, swimming pool and zero depth splash garden!
- The playground will be the destination of choice for children when it's time to play
- Children will attend the onsite elementary school located in the community!

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
5116 Sweetgum Ct 2091 A / Burkburnett	2118	1.0	3	D	2/0	2.0	\$204,328	6
5112 Sweetgum Ct 2153 A / Kilgore	2146	1.0	3	D	2/0	2.0	\$211,251	6

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
1762 / Baytown	1762	1.0	2	D	2/0	2.0	\$177,990
1855 / Brownfield	1855	1.0	3	D	2/0	2.0	\$180,990
1901 / Brownsville	1900	1.0	3	D	2/0	2.0	\$182,990
2091 / Burkburnett	2092	1.0	3	D	2/0	2.0	\$187,990
2153 / Kilgore	2146	1.0	3	D	2/0	2.0	\$189,990
2641 / Carthage	2684	2.0	3	U	2/1	2.0	\$209,990
2747 / Del Rio	2753	2.0	3	D	2/1	2.0	\$218,990
3203 / Chappell Hill	3202	2.0	4	D	4/0	2.0	\$229,990



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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. 2/7/2012

Features - Standard Features

Ideal Kitchens

- Durable 8" deep stainless steel sink with garbage disposal
- Superior quality stainless steel Whirlpool® appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher
- Moen® faucet with vegetable sprayer
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- Custom quality cabinetry with adjustable shelves on upper cabinets maximizes use of space.
- Elegant crown moulding on kitchen cabinetry
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Vent hood with multiple speeds vented outside the home

Dramatic Interiors

- Choice of plush carpet with a quality pad
- Optional fireplace with decorative mantel and gas log lighter
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- Elegant stairways with stained handrail and painted balusters in designated areas
- Recessed can lighting (per plan)
- Satin nickel light fixtures to enhance your home
- Satin nickel finish door hardware
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- Optional bonus spaces available on many

plans

- Ten-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Mudset master shower with choice of shower floor tiles
- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble seat (some shower enclosures)
- Dual sink in master bath
- His & Hers Hi-Hi vanities in master bath (per plan)
- Porcelain pedestal sink in powder room (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in secondary baths
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Exhaust fan in all baths

Classic Exteriors

- Multi-paneled fiberglass front door
- Six-foot fenced back yard for added privacy
- Thermo-insulated security rear door with full light and dead bolt
- American-made clay brick
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- 20 year shingles
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers

- Durable cementitious fiberboard siding, soffit and fascia.
- Oversized homesites available
- An irrigation system featuring rain and freeze sensors conserves water and money. In addition, separate zones are dedicated to the foundations which help to maintain the integrity of the foundation during drought conditions
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Covered patio allows for an outdoor dining area (size per plan)
- Choice of exterior trim color(s) from color palette
- Soffit vents, ridge vent and/or air hawk ventilation system
- Fence to the back corners of the home
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features

- High efficiency energy saving gas water heater(s)
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- Vinyl framed, double-pane windows with low-e glass for energy efficiency.
- 16 SEER high efficiency air conditioning system(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Dual or zoned A/C system (per plan)
- Energy saving gas heating system with electronic ignitor (no pilot)
- Energy Star rated programmable thermostats
- Filtered, fresh air intake ventilator system



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- provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-22 insulation in non-flat ceiling areas
- R-38 fiberglass insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Superior quality reversible ceiling fan with light kit in family room
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- Homes certified to meet the LEED for Homes program guidelines ensures our Eco Smart homes will provide a cleaner, healthier and more cost efficient home to operate and maintain, plus the homes are independently inspected for performance.
- Homes built to meet stringent Energy Star® requirements
- R-15 insulation in exterior air conditioned walls

- Star® requirements
- Optional bonus spaces available on many plans
- Personal interview with a Professional Decorator Consultant at the Design Center

Extra Touches

- All bedrooms and game room blocked for ceiling fans
- Master bedroom, game room and family room blocked and wired for ceiling fan
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Bora-Care termite pre-treatment
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- Homes built to meet stringent Energy



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