



High Hawk

From the \$190's

Model Home Closed-Call for

Appointment!

Grand Prairie, TX 75052

Phone: (214)878-9674 or (817)455-3627

Sales office hours:

Call for an Appointment



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Driving Directions

From I-20 take Great Southwest Parkway South. At split in the road, stay left to the four way stop. Continue through. Take a left on Hobby Falcon Trail.

Tax Information

Estimated Tax Rate: \$2.57 per \$100 of appraised valuation

Home Owners Association

High Hawk Homeowners Association
Estimated HOA Dues: \$150 per year

Schools

Arlington ISD

- West Elementary (Arlington ISD) (Elementary School)
- Dickinson Elementary (Grand Prairie ISD) (Elementary School)

Community Details

High Hawk offers huge 70' homesites and is located just 1/2 mile north of Joe Pool Lake, easy access to State Highway 360 and I-20 and only 15 minutes South of Dallas/Forth Worth International Airport. High Hawk is surrounded by area restaurants, shopping venues and entertainment. This is the perfect place for your new Plantation Home!

Amenities

- Conveniently located near area restaurants, shopping venues, and entertainment
- Easy access to State Highway 360, I-20 and 161 tollway
- Located 1/2 mile North of Joe Pool Lake
- Only 15 minutes South of Dallas/Ft. Worth International Airport
- Local baseball fields, great for the kids
- Arlington ISD and Grand Prairie ISD

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2010 / Avondale II	2024	1.0	3	D	2/0	2.0	\$189,990
2421 / Uvalde	2424	1.0	4	D	2/0	2.0	\$198,990
2564 / Andrews	2563	1.0	4	D	3/0	2.0	\$205,990
2807 / Burleson	2806	2.0	4	D	2/1	2.0	\$217,990
2895 / Roundrock	2908	2.0	3	D	2/1	2.0	\$219,990
3202 / Killeen	3201	2.0	5	D	2/1	2.0	\$226,990
3318 / Paxton II	3318	2.0	4	D	2/1	2.0	\$234,990
3872 / Raleigh IV	3935	2.0	5	D	2/1	2.0	\$241,990
3510 / Briarcliff II	3548	2.0	4	D	3/1	2.0	\$242,990



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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. 5/22/2012

- Truman Middle School (Grand Prairie
ISD) (Middle School)
- Barnett Middle School (Arlington ISD)
(Middle School)
- Bowie High School (Arlington ISD)
(High School)
- South Grand Prairie (Grand Prairie
ISD) (High School)



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Features - Standard Features

Ideal Kitchens

- Durable 9" deep stainless steel sink with garbage disposal
- 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
- Recessed can lighting (per plan)
- Energy Star rated dishwasher maximizes efficiency
- Superior quality Whirlpool® appliance package including freestanding gas range with self-cleaning oven, built-in microwave and dishwasher

Dramatic Interiors

- Rounded sheetrock corners in entry and formal areas (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Elegant crown moulding in selected areas lends a classic look to the interior
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround
- 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

Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Separate shower with glass door
- Elongated commode in master and powder room
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble garden tub in master bath for ultimate relaxation
- Dual sink in master bath
- His & Hers Hi-Lo vanities in master bath with stained cabinetry (per plan)
- Porcelain pedestal sink in powder room (per plan)
- 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
- Medicine cabinets (per plan)
- A/C vent(s) in master walk-in closet(s)
- Exhaust fan in all baths
- Fluorescent lighting in master closet(s)
- Satine finished hardware in master bath and powder room
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)

Classic Exteriors

- Two trees in front yard
- 8' fiberclassic front door (per plan)
- Thermo-insulated security rear door with full light and dead bolt
- American-made clay brick
- Brick mailbox
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)

- 20 year shingles
- Choice of award winning exterior elevations including optional front porches
- Room finished garages include texture, paint, and trim.
- 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
- Steel reinforcement in entry walk, public walk, driveway and patio
- Choice of exterior trim color(s) from color palette
- Satin finish exterior hardware

Comfort & Energy Saving Features

- High efficiency energy saving gas water heater(s)
- State-of-the-art Vanguard Manabloc Plumbing System® which is more energy efficient and results in reduced maintenance and greater reliability
- 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
- 15 SEER high efficiency air conditioning system(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- 15 SEER high-efficiency heat pump to warm the home provides utility bill savings.
- Balanced air pressure which comes from



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- jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Exhaust fan in all baths
- 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
- 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
- Satin nickel finish on ceiling fans
- Superior quality reversible ceiling fan with light kit in family room
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier
- 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 built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- secure floor
- Exhaust fan and air-conditioning duct in walk-in utility room
- 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 Star® requirements
- Optional bonus spaces available on many plans
- Personal interview with a Professional Decorator Consultant at the Design Center

Extra Touches

- Room finished garages include texture, paint, and trim.
- All bedrooms and game room blocked for ceiling fans
- Prewired for cable TV in family room and master bedroom
- Prewired for surround sound in media room for easy home theater installation
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and



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