



## Hunter Valley

From the \$210's

8604 Augustine Rd  
Irving, TX 75063  
**Phone:** (972)409-7245  
**Fax:** (972)409-7177

### Sales office hours:

Tues - Sat: 10 am - 7 pm  
Sun - Mon: Noon - 7 pm



Doug Fechner

### Driving Directions

From Dallas take I-635 West, North on Olympus Rd, Right on Marketplace Blvd., Left on Lauren Rd., Left on Augustine Rd.

### Tax Information

Estimated Tax Rate: \$2.48 per \$100 of appraised valuation

### Home Owners Association

Hunter Valley Town Home Owners Association  
Estimated HOA Dues: \$1,980 per year

### Schools

Carrollton-Farmers Branch ISD

- Bernice Chatman Freeman (Elementary School)
- Barbara Bush (Middle School)
- Ranchview (High School)

### Community Details

New townhomes ideally located in Las Colinas. Experience the ultimate in urban living with an ideal blend of open space and comfortable lifestyle close to shopping and restaurants. Hunter Valley is the perfect community for your beautiful new Plantation Homes townhome.

### Amenities

- Hunter Valley is nestled within the master planned community of Las Colinas
- Nearby shopping, dining and employment centers create an inviting urban setting for residents with easy access to I-635, I-35 and George Bush Turnpike
- Numerous North Texas employment centers, Downtown Dallas, North Dallas, Las Colinas and the Metroplex. Mid Cities are minutes away from Hunter Valley offering residents convenience
- The Dallas/Fort Worth International Airport is only 15 minutes away from Hunter Valley
- Architectural elements including stone, stucco and cedar lend a Tuscan feel to the Hunter Valley community
- Carrollton-Farmers Branch 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
6904 OESTE DR LVA1 E /	1647	2.0	2	U	2/1	2.0	\$241,238	Ready Now!

### Community Plans

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

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
A2TH /	1517	2.0	2	U	2/1	2.0	\$217,990
A6TH /	1999	2.0	2	U	2/1	2.0	\$224,990
A5TH /	1975	2.0	2	U	2/1	2.0	\$227,990
A7TH /	2030	2.0	3	U	2/1	2.0	\$229,990
A8TH /	2210	2.0	2	U	2/1	2.0	\$234,990
A4TH /	2055	2.0	2	U	2/1	2.0	\$244,990
A3TH /	2071	2.0	2	U	2/1	2.0	\$245,990



#### 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
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- 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
- Energy saving gas heating system with electronic ignitor (no pilot)
- 14 seer high efficiency air conditioner(s)
- Programmable comfort center thermostat maximizes home comfort year round
- Additional A/C return in master bedroom for better comfort
- 50 gallon quick recovery electric water heater
- 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
- Continuous soffit vents with ridge vent and/or air hawk(s) ventilation system
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Satin nickel finish on ceiling fans

## Ideal Kitchens

- Energy Star rated dishwasher maximizes efficiency
- 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
- Granite or engineered stone material countertop offers durability and unique characteristics of a natural stone
- Island work centers (per plan)
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- 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

## 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 and painted balusters in designated areas
- Oversized baseboards throughout
- Eight foot interior doors on first floor (per plan)
- Raised, square, two panel interior doors
- Satin nickel light fixtures to enhance your home
- Choice of plush carpet with a quality pad

## Suite Dreams

- Moen® chrome plumbing fixtures in all baths for a timeless look
- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Elongated commode in all baths
- Magazine rack in master water closet

- His & Hers Hi-Hi vanities in master bath (per plan)
- Ceramic tile flooring in master and secondary baths
- Porcelain pedestal sink in powder room (per plan)
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- A/C vent(s) in master walk-in closet(s)

## Classic Exteriors

- Exposed aggregate lead walks
- Custom exterior elevations with natural stone, stucco, and brick
- Brick paved front porches (per plan)
- Oversized balconies (per plan)
- Elegant stained mahogany front door
- Professionally designed landscape package enhances curb appeal
- Fully sodded front and back yards
- Programmable sprinkler system in front and back yard
- Superior 50 year architectural grade shingles
- Seamless aluminum gutters (in designated areas)
- Garage door openers with two transmitters
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Custom cast stone address plaque
- Six-foot cedar fenced back yard for added privacy

## 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
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior



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surfaces

- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- 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
- High-tech structured wiring network with 4 multi-media outlets
- All bedrooms & game room blocked for ceiling fans
- Breaker box in garage



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