



## Marine Creek Ranch

From the \$140's

6005 Westgate Dr.  
Fort Worth, TX 76179  
**Phone:** (817)237-5982  
**Fax:** (817)237-5239

### Sales office hours:

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



Felita Robinson

### Driving Directions

From Downtown Fort Worth, I-35 North, Exit 820 West, West on Interstate 820 approx 2.5 miles, Exit Marine Creek Parkway, Stay straight, Right on Huffines Blvd., Right on Westgate Dr.

### Tax Information

Estimated Tax Rate: \$2.97 per \$100 of appraised valuation

### Home Owners Association

Marine Creek Ranch Homeowners Association  
Estimated HOA Dues: \$360 per year

### Schools

Eagle Mountain Saginaw ISD  
• Greenfield (Elementary School)  
• Ed Willkie (Middle School)  
• W.E. Boswell (High School)

### Community Details

Overlooking Marine Creek Lake, Marine Creek Ranch is situated within the acclaimed Eagle Mountain-Saginaw Independent School District and just a short distance from downtown Ft. Worth and Highway 820. Make your dream home a new Plantation Home!

### Amenities

- Marine Creek Ranch, a 1,000 acre master-planned community, located on North Loop 820, is just minutes from downtown Ft. Worth
- Conveniently located near the historic Stockyards, Sundance Square, the cultural district and employment centers of downtown, Lockheed Martin and the Alliance Corridor
- Residents will enjoy the advantages of Marine Creek Lake, walking trails, boating, fishing and swimming pool located at the amenity center
- Children will attend the acclaimed Eagle Mountain-Saginaw Independent School District

### 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
6024 Westgate Dr 3533 C / Rockwall	3533	2.0	5	D	3/1	2.0	\$284,990	Ready Now!
6137 Lamb Creek Dr 3533 C / Rockwall	3565	2.0	5	D	3/1	2.0	\$295,314	Ready Now!

### Community Plans

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

#### 50'S

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
1645 / Rio Grande	1653	1.0	3	D	2/0	2.0	\$139,990
1707 / San Angelo	1707	1.0	3	D	2/0	2.0	\$141,990
1803 / Georgetown	1803	1.0	3	D	2/0	2.0	\$143,990
1902 / San Juan	1896	1.0	3	D	2/0	2.0	\$146,990
2001 / Pasadena	2001	1.0	3	D	2/0	2.0	\$148,990
2409 / San Saba	2437	2.0	3	U	2/1	2.0	\$157,990
2563 / Lufkin	2614	2.0	4	U	2/1	2.0	\$162,990
2705 / Shenadoah	2705	2.0	4	D	2/1	2.0	\$164,990

#### 60'S

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2421 / Uvalde	2424	1.0	4	D	2/0	2.0	\$195,990
2482 / Orange	2479	1.0	3	D	2/0	2.0	\$195,990
2564 / Andrews	2563	1.0	4	D	3/0	2.0	\$202,990
2807 / Burleson	2806	2.0	4	D	2/1	2.0	\$209,990
3202 / Killeen	3201	2.0	5	D	2/1	2.0	\$219,990
3533 / Rockwall	3533	2.0	5	D	2/1	2.0	\$227,990



#### 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

3510 / Briarcliff II	3548	2.0	4	D	3/1	2.0	\$231,990
3795 / Raleigh VII	3795	2.0	5	D	4/0	2.0	\$237,990
4222 / Sherman	4222	2.0	6	D	4/0	2.0	\$251,990

### 70'S

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2421 / Uvalde	2424	1.0	4	D	2/0	2.0	\$205,990
2482 / Orange	2479	1.0	3	D	2/0	2.0	\$206,990
2564 / Andrews	2563	1.0	4	D	3/0	2.0	\$213,990
2807 / Burleson	2806	2.0	4	D	2/1	2.0	\$222,990
3202 / Killeen	3201	2.0	5	D	2/1	2.0	\$229,990
3533 / Rockwall	3533	2.0	5	D	2/1	2.0	\$239,990
3510 / Briarcliff II	3548	2.0	4	D	3/1	2.0	\$244,990
3795 / Raleigh VII	3795	2.0	5	D	4/0	2.0	\$245,990
4222 / Sherman	4222	2.0	6	D	4/0	2.0	\$256,990



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# Features - Standard Features

## Ideal Kitchens

- Durable 8" 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
- Exterior vented microwave oven
- Superior quality Whirlpool® appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave and dishwasher

## Dramatic Interiors

- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of brick or ceramic tile fireplace surround
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas
- Oil Rubbed Bronze Collection lighting package offers a rustic finish
- Recessed can lighting (per plan)
- 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
- Nine-foot ceiling heights in many areas add spaciousness (per plan)
- Optional bonus spaces available on many plans

## Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Separate shower with glass door
- Moen® chrome plumbing fixtures in all baths for a timeless look
- 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
- 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
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Exhaust fan in all baths
- Satine finished hardware in master bath and powder room

## Classic Exteriors

- Multi-paneled fiberglass front door
- Six-foot fenced back yard for added privacy
- Two trees in front yard
- Thermo-insulated security rear door with full light and dead bolt
- American-made clay brick
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Superior 30 year architectural grade 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

- 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.
- 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 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



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- 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
- 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 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
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls
- 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
- On site custom framing
- 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
- 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
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Bora-Care termite pre-treatment
- Engineered, certified and individually inspected foundations



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