



## Paloma Creek

From the \$130's

809 Partridge Dr.

Aubrey, TX 76227

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### Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Ken Goodson

### Driving Directions

#### From Downtown Dallas:

North on Dallas Tollway, West on 380 for 5 miles. The community is located on the right

#### From Denton & I-35E:

East on 380 for 9 miles, The community is located on the left

### Tax Information

Estimated Tax Rate: \$2.73 per \$100 of appraised valuation

### Home Owners Association

Paloma Creek Homeowners Association  
Estimated HOA Dues: \$330 per year

### Schools

Denton ISD

- Paloma Creek (Elementary School)
- Navo (Middle School)
- Denton (High School)



### Community Details

Welcome to Paloma Creek, a master-planned community with affordable homes and extensive lifestyle amenities, which include a resort style amenity center, multiple swimming pools, workout center and water attractions. Within walking distance enjoy hike-and-bike trails, playgrounds and acres of greenbelt and park area. Paloma Creek is the perfect place for your new Plantation Home!

### Amenities

- Conveniently located next to US 380 and just minutes from the Dallas North Tollway
- Lake Lewisville just minutes away
- Close proximity to entertainment at the Dr. Pepper Ballpark and Shops at Legacy
- Amenities include hike-and-bike trails, playgrounds, and acres of greenbelt and park area
- Several amenity centers, featuring junior olympic-size swimming pools, with childrens splash area, covered pavilions and water attractions.
- Workout center, soccer fields and playground areas
- 1.2 Million dollar amenity center includes furnished grand room, media room and oversized kitchen.
- Denton 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
1404 Nightingale Dr 1497 B / Portland	1496	1.0	3	D	2/0	2.0	\$144,692	Ready Now!
1701 Sparrow Ln 1497 A / Portland	1496	1.0	3	D	2/0	2.0	\$148,345	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
1497 / Portland	1496	1.0	3	D	2/0	2.0	\$135,990
1645 / Rio Grande	1644	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	\$144,990
1902 / San Juan	1896	1.0	3	D	2/0	2.0	\$149,990
2001 / Pasadena	2001	1.0	3	D	2/0	2.0	\$151,990
2091 / Burkburnett	2092	1.0	3	D	2/0	2.0	\$170,990
2153 / Kilgore	2146	1.0	3	D	2/0	2.0	\$172,990
2641 / Carthage	2684	2.0	3	U	2/1	2.0	\$190,990
2747 / Del Rio	2753	2.0	3	D	2/1	2.0	\$199,990
3203 / Chappell Hill	3202	2.0	4	D	4/0	2.0	\$209,990



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

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# 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 oak accented 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
- Exterior vented microwave oven

## 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
- Arched, 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
- Raised ceilings in master closets with seasonal storage (per plan)

## Classic Exteriors

- Multi-paneled fiberglass front door
- Six-foot fenced back yard for added privacy
- One tree in front yard
- 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.
- 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



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- 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-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 built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

- 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 Star® requirements
- Optional bonus spaces available on many plans



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