



Parkside

From the \$180's

Wylie, TX 75098

Phone: (214)882-3160

Sales office hours:

Call for an Appointment



Suzanne Payne

Driving Directions

Call for an appointment today!

Tax Information

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

Home Owners Association

Parkside Homeowners Association

Estimated HOA Dues: \$240 per year

Schools

Wylie ISD

- Whitt (Elementary School)
- Draper (Intermediate School)
- Cooper (Junior High School)
- Wylie East (9th Grade) (High School)
- Wylie (High School)

Community Details

Perfectly located just off Hwy 190, at Parkside there is plenty of room to roam with all the bounty of great restaurants, shopping and entertainment venues just minutes away. Your new Plantation Home in Parkside is an extraordinary place to call home.

Amenities

- Parkside is perfectly located off Hwy 190 President Bush Turnpike and Hwy 78, which puts you conveniently near major travel corridors
- Residents will enjoy Parkside as it has a small town feel with big city offerings including great restaurants, shopping and entertainment venues. Firewheel Town Center is just minutes away
- Lake Lavon and Lake Ray Hubbard are located just a short distance away
- Beautiful community surrounded by trees and greenbelts
- Wylie 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
203 Parkside Dr 2355 H / Holland	2356	1.0	3	D	2/0	2.0	\$210,367	Ready Now!



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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

Features - Standard Features

Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Dramatic entries with your choice of ceramic tile
- Ten-foot ceiling heights in many areas adds spaciousness
- Chair rail in formal dining room lends an air of elegance
- Raised panel interior doors
- Satin nickel door hardware
- Choice of cobblestone or satin nickel light fixtures
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality 1/2 inch pad
- Convenient indoor laundry area with custom shelves and rod
- Attractive fireplace with decorative mantel and gas log lighter (per plan)
- Choice of brick or ceramic tile on fireplace surround

Kitchens

- Superior quality appliance package includes gas range, spacesaver microwave and dishwasher
- Energy Star rated dishwasher maximizes efficiency
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Moen® chrome faucet with vegetable sprayer
- Durable 8" deep stainless steel sink with

garbage disposal

- Recessed can lighting (per plan)
- 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

Baths

- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- Cultured marble seat (some shower enclosures)
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- His & Hers Hi-Hi vanities in master bath
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Magazine rack in master bath
- Single medicine cabinet in master bath
- Ceramic tile flooring in entire master bath
- 12 x 12 ceramic tile on diagonal in master tub and shower surrounds
- Porcelain pedestal sink in powder room (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Walk-in closets (in designated areas)
- A/C vent(s) in master walk-in closet(s)

Construction

- National Warranty Program
- Durable cementitious fiberboard siding, soffit and fascia
- Engineered, certified and individually inspected foundations
- On site custom framing
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Master bedroom and family room prewired for ceiling fan
- All bedrooms and game room blocked for ceiling fans
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in

walk-in utility room

- 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
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability

Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Choice of exterior trim color(s) from color palette
- Brick paved front porches (per plan)
- Kiln fired brick on four sides (first floor)
- Custom cast stone address plaque with logo (per plan)
- Brick mailbox
- 8' fiberclassic front door (per plan)
- Stained fiberclassic front door
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards
- 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
- One tree in front yard
- Fence to the back corners of the home
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Steel reinforcement in entry walk, public walk, driveway and patio
- Wooded homesites available



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- Oversized homesites available
- Oversized concrete back patio allows for an outdoor dining area

Comfort & Energy Saving Features

- Homes built to meet stringent Energy Star® requirements
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- R-13 insulation in exterior air conditioned walls
- R-30 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- 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
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Energy saving gas heating system with electronic ignitor (no pilot)
- 14 SEER high efficiency air conditioning system(s)
- High efficiency air conditioner(s)
- Dual or zoned A/C system (per plan)
- Additional A/C return in master bedroom for better comfort
- Programmable thermostat(s)
- Energy Star rated programmable thermostats
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- 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 filter(s)
- High efficiency, energy saving 50 gallon gas water heater
- Standard connections for both gas and electric clothes dryer
- State-of-the-art Vanguard Manabloc

- Plumbing System® which is more energy efficient and results in reduced maintenance and greater reliability
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room
- Energy Star rated ceiling fans
- Choice of finishes on ceiling fans



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