



## The Bluffs

From the \$120's

8021 Plateau Drive  
Fort Worth, TX 76120  
**Phone:** (817)461-4004  
**Fax:** (817)461-4009

### Sales office hours:

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



Don Hodge

## Driving Directions

### From Ft. Worth:

Take I-30, East to Cooks Lane Exit.  
Turn right (South) on Cooks Lane go 1.2 miles . The Bluffs is on the left.

### From Dallas:

Take I-30, West to Cooks Lane Exit. Turn Left (South) on Cooks Lane go 1.3 miles.

## Tax Information

Estimated Tax Rate: \$2.70 per \$100 of appraised valuation

## Home Owners Association

The Bluffs Home Owners Association  
Estimated HOA Dues: \$180 per year

## Schools

Fort Worth ISD

- Bill J. Elliott (Elementary School)
- Handley (Middle School)
- Eastern Hills (High School)

## Community Details

Superb central location offers great accessibility to the entire DFW Metroplex including Dallas, Fort Worth, Arlington, the mid-cities area and DFW Airport. From shopping to entertainment, The Bluffs is within walking distance to Bill J. Elliott Elementary School and is conveniently located near area restaurants, I-20, I-30 and Hwy 360. The Bluffs is the perfect place for your new Plantation Home!

## Amenities

- Easy access to I-20, I-30, 820 and HWY 360
- Community is only 5 minutes from Rangers Ballpark in Arlington, the new Cowboys Stadium, Six Flags, and Hurricane Harbor
- Conveniently located near area restaurants, shopping venues, and entertainment
- Rolling landscape with winding streets and unique lots situated on a hill
- Walking distance to Bill J. Elliott Elementary
- Located near private schools; St. Rita Catholic School, Nolan Catholic High School, Temple Christian School and The Oakridge School.
- Birdville ISD is now open to all students

## 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
2841 Merry View Ln 1338 D / Dunnigan	1338	1.0	3	D	2/0	2.0	\$144,085	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
1337 / Saratoga	1342	1.0	3	D	2/0	2.0	\$127,990
1497 / Portland	1496	1.0	3	D	2/0	2.0	\$132,990
1645 / Rio Grande	1653	1.0	3	D	2/0	2.0	\$136,990
1737 / Chancery V	1736	1.0	3	D	2/0	2.0	\$138,990
1803 / Georgetown	1803	1.0	3	D	2/0	2.0	\$142,990
1902 / San Juan	1896	1.0	3	D	2/0	2.0	\$145,990
2001 / Pasadena	2001	1.0	3	D	2/0	2.0	\$150,990
2409 / San Saba	2437	2.0	3	U	2/1	2.0	\$152,990
2563 / Lufkin	2614	2.0	4	U	2/1	2.0	\$157,990
2705 / Shenadoah	2705	2.0	4	D	2/1	2.0	\$161,990



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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

# Features - Standard Features

## Ideal Kitchens

- Moen® faucet with vegetable sprayer
- Choice of decorator laminate countertops, in a variety of colors, with full rolled backsplash
- 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
- Elegant crown moulding on kitchen cabinetry
- Energy Star rated dishwasher maximizes efficiency
- Superior quality Whirlpool® appliance package including electric range and dishwasher
- Vent hood with multiple speeds vented outside the home

## 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 pad
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- Two-tone interior paint
- Satin nickel light fixtures to enhance your home
- Chrome finish door hardware
- Raised panel interior doors
- 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

- Choice of attractive vinyl flooring
- Mudset master shower with choice of shower floor tiles
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths

- Dual sink in master bath
- 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 the master bath
- A/C vent(s) in master walk-in closet(s)
- Exhaust fan in all baths
- Custom framed beveled mirrors in master bath create an elegant feeling (per plan)
- Walk-in closets (in designated areas)

## Classic Exteriors

- Multi-paneled fiberglass front door
- Six-foot fenced back yard for added privacy
- One tree in front yard
- Brick mailbox
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- 20 year shingles
- Choice of award winning exterior elevations including optional front porches
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Steel reinforcement in public walk and driveway
- Two-tone paint on front elevations
- Fence to the back corners of the home
- Classic design exteriors with prestigious appearance

## Comfort & Energy Saving Features

- 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
- Vinyl framed, double-pane windows with low-e glass for energy efficiency
- 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 jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Energy Star rated programmable thermostats
- 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
- 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
- R-15 insulation in exterior air conditioned walls

## Extra Touches

- 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



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- 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
- 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



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