



## The Bluffs

### Homes Ready Now- Last Opportunity!

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: \$150 per year

### Schools

Fort Worth ISD

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

### Community Details

Limited homes available with exclusive incentives on select homesites

### 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
- Located near private schools; St. Rita Catholic School, Nolan Catholic High School, Temple Christian School and The Oakridge School.
- Walking distance to Bill J. Elliott Elementary
- 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!
2808 Gardendale Dr 1737 B / Chancery V	1736	1.0	3	D	2/0	2.0	\$154,796	Ready Now!



#### 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. 5/17/2012

# Features - Standard Features

## Interior Features

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Wood grain textured interior doors
- Dramatic entries with choice of vinyl flooring
- Nine-foot ceiling heights in many areas adds spaciousness
- Mini-blinds for added privacy to your home
- Chrome door hardware
- Custom designer lighting package
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves (per plan)
- Optional fireplace with decorative mantel
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center

## Kitchens

- Superior quality Whirlpool® appliance package including electric range and dishwasher
- Energy Star rated dishwasher maximizes efficiency
- Recirculating, multiple speed vent hood with charcoal filter system
- Custom quality oak accented cabinetry with adjustable shelves on upper cabinets maximizes use of space
- Choice of decorator laminate countertops, in a variety of colors, with full rolled backsplash
- Moen® chrome faucet with vegetable sprayer
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

## Baths

- Acrylic garden tub in master bath for ultimate relaxation
- Optional shower with glass door
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Optional dual sink in master bath
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Choice of vinyl flooring in wet areas
- Porcelain pedestal sink in powder room

(per plan)

- 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
- 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
- Prewired for phone in two locations in home(specified by you)
- Prewired for cable in three locations in home (specified by you)
- 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

## Exterior Features

- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Classic design exteriors with prestigious appearance
- Choice of exterior trim color(s) from color palette
- American-made clay brick
- Custom cast stone address plaque (per plan)
- Brick mailbox
- Energy efficient insulated metal front door
- Thermo-insulated security rear door with full light and dead bolt
- Steel overhead garage door(s)
- 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
- Six-foot wood fenced back yard for privacy
- 20 year shingles
- Seamless aluminum gutters (in designated areas)
- Steel reinforcement in public walk and driveway

## Comfort & Energy Saving Features

- Optional security system installed in home
- 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, 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
- Air tight polysealant around windows and doors
- 14 seer high efficiency air conditioner(s)
- 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)
- Programmable thermostat(s)
- 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 filter(s)



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- A carbon monoxide detector is installed for added peace of mind (designated areas)
- High efficiency, energy saving 50 gallon electric water heater
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability



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