



Champions Circle

The Fairways - 50' Homesites

From the \$140's

15736 Bent Rose Way

Fort Worth, TX 76177

Phone: (214)882-3160

Fax: (817)961-0198

Sales office hours:

Call for an appointment



Suzanne Payne

Driving Directions

From Downtown Ft. Worth:

Take I-35W North, Exit Hwy 114 turn left (West), Proceed approximately 1 1/2 miles turn left (South) on Double Eagle Parkway, Go approximately 1 mile and turn left on Bent Rose Way.

From DFW Airport:

Take Hwy 114 West, Proceed approximately 1/2 mile past Texas Motor Speedway, Turn left (South) on Double Eagle Parkway, Go approximately 1 mile and turn left on Bent Rose Way.

Tax Information

Estimated Tax Rate: \$2.45 per \$100 of appraised valuation

Home Owners Association

Oak Creek Trails

Estimated HOA Dues: \$375 per year

Schools

Northwest ISD

- W.R. Hatfield (Elementary School)
- Gene Pike (Middle School)
- Northwest (High School)



Community Details

Introducing The Fairways of Champions Circle, built on 50' homesites where a dream lifestyle awaits your family with exceptional amenities, including amenity center, swimming pool, playgrounds and schools from the highly acclaimed Northwest Independent School District. It's the perfect community for your new Plantation Home!

Amenities

- The Fairways of Champions Circle, a master-planned community located just minutes from I-35W and Hwy 114
- This beautiful community provides easy access to DFW Airport, Alliance Corridor, Texas Motor Speedway, Sundance Square and downtown Ft. Worth
- Located just a short distance from The Fairways of Champions Circle 18-hole Golf Course
- Residents will enjoy the many acres of wooded greenbelt, hike and bike trails, miles of rolling terrain, playgrounds and an amenity center
- All Plantation Homes are Energy Star certified for air and duct tightness
- Children will attend the highly acclaimed Northwest Independent School District



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Features - Standard Features

Ideal Kitchens

- Durable 9" deep stainless steel sink with garbage disposal
- Moen® faucet with vegetable sprayer
- Optional brick or stone cooking alcove (some plans)
- 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.
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- Superior quality Whirlpool® appliance package including freestanding gas range with self-cleaning oven, built-in microwave and dishwasher

Dramatic Interiors

- Rounded sheetrock corners in entry and formal areas (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Choice of plush carpet with a quality pad
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on 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 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
- Acrylic garden tub in master bath for ultimate relaxation
- Dual sink in master bath
- Porcelain pedestal sink in powder room (per plan)
- 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
- 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
- Room finished garages include texture, paint, and trim.
- 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
- 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
- R-22 insulation in non-flat ceiling areas



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- 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
- Choice of finishes on ceiling fans
- 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
- 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
- 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
- Prewired for cable TV in family room and master bedroom
- 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



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