

YOUR *Community*

Community Information

Homeowner's Association

HOA: \$528 Annually
 Resale Certificate: \$200
 Transfer Fee: \$85
 Initiation Fee: \$250

School District

Baker Elementary School
 3125 Bluewood Drive
 (469) 219-2120

Rogers Middle School
 1001 South Coit Road
 (469) 219-2150

Reynolds Middle School
 700 North Coleman
 (469) 219-2165

Prosper High School
 301 Eagle Drive
 (469) 219-2180

City Taxes

TOTAL: 2.56
 Per \$100
 Assessed Value



Gehan *HOMES*

Robinson Ridge Premier Series



★ Robinson Ridge

Schools

- 1 | John A. Baker Elementary
- 2 | Lorene Rogers Middle School
- 3 | Reynolds Middle School
- 4 | Prosper High School
- 5 | McKinney Christian Academy

Shopping

- 6 | Allen Premium Outlets
- 7 | Stonebriar Mall
- 8 | Historic Downtown McKinney
- 9 | Villages of Allen and Fairview
- 10 | Watters Creek at Montgomery Farm

Recreation

- 11 | Stonebridge Ranch Country Club
- 12 | Dr Pepper Starcenter
- 13 | Pizza Hut Park
- 14 | Oak Hollow
- 15 | Eldorado Country Club
- 16 | Dr Pepper Ballpark
- 17 | Hank Honey Golf Ranch
- 18 | Gentle Creek Golf Club

Hospitals/Clinics

- 19 | Children's Medical Center
- 20 | Baylor Medical Center at McKinney

972.802.9168 | 5500 Ridgeson Drive | McKinney, TX 75071

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 Robinson Ridge 09.19.16



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YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Cast Stone Address Blocks and Keystones (per plan)
- Professionally Landscaped Yard with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- Fiberglass-asphalt Shingles with Minimum 20-Year Limited Warranty
- Large, Private Lighted Patios (uncovered)
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- 8' Insulated, Raised 6-panel Fiberglass Front Door (per elevation)
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Fully Sheetrocked and Painted Garage
- Decorative Black Coach Lamp
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Garage Door (per elevation)
- Garage Door Opener
- Full-lite Glass Rear Door
- Full Front Gutters (may vary per community requirements)

Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- **Hand-laid 12" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility**
- **Elegant Rounded Sheetrock Corners in All Areas Except Hoods**
- Pre-wired (RG6 Quad) for TV in Master Bedroom, Family Room and Gameroom (if applicable)
- 220V Dryer Outlet
- Granite Vanity Countertops with Undermount Sinks in Full Baths
- Pedestal Sink with **Moen®** Faucet and Framed Mirror in Powder Room
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Two-tone Paint to Highlight Architectural Features
- Drag Textured Ceilings
- Classic Raised Panel Doors with Satin Nickel Hardware
- **Ceiling Fans with Light Kit in Family Room, Gameroom and Study (per plan)**
- Separate Full-sized Utility Room with Built-in Shelving
- **3 1/2" Baseboards and 2 1/2" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Sterling® by Kohler® Composite Bath Tub with Ceramic Tile Surround
- Satin Nickel Light Fixtures
- Pre-Wired for 5.1 Surround Sound in Media Room (if applicable)

Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- Kitchen Island (most plans)
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 36" Oak Cabinets with Crown Moulding
- **Whirlpool® Stainless Steel Appliances** Including:
 - 30" Range with Self-clean Oven
 - Space Maker Microwave
 - **Energy Star®** Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and Single-handle **Moen®** Faucet with Vegetable Sprayer
- Convenient Ice Maker Hookup
- Recessed Can Lighting

Elegant Master Suite

- **Luxurious Garden Tub with Ceramic Tile Skirt and 12" Tile Backsplash**
- Separate Free-standing Shower with Fiberglass Shower Pan, Tile Surround and Glass Shower Door
- Granite Vanity Tops with Undermount Sink
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 42" Height Mirrors with Beveled Edge
- **Second Lavatory in Master Bath**

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **Energy-efficient Tankless Water Heater**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- Programmable Thermostat
- **Lennox® 16-SEER Rated Cooling/Heating System** (zone control system with damper in two-story plans) with **R-6 Ductwork**
- **Energy-efficient Vinyl Windows with Low E3 Glazing**
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad (excludes house to garage door)
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and Roof Venting
- Water-conserving Commodes
- All Exterior Doors Professionally Weather-stripped

Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-Tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System



YOUR *Neighborhood*

Life at Robinson Ridge

The peaceful country setting of Robinson Ridge is a great place to call home. The neighborhood features numerous green belts, winding parks and a community pool. Come out and experience the relaxing lifestyle that Robinson Ridge has to offer.

Amenities

- Prosper ISD
- Hike & Bike Trails and Greenbelts
- Playground and Park
- Nearby Colleges, Shopping, Restaurants and Entertainment

