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



### **\*** Robinson Ridge

Shopping

7 | Stonebriar Mall

6 | Allen Premium Outlets

Montgomery Farm

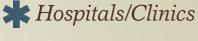
9 | Villages of Allen and Fairview

#### *Schools*

- 1 | John A. Baker Elementary
- 2 | Lorene Rogers Middle School
- 3 | Reynolds Middle School
- 4 | Prosper High School
- 5 | McKinney Christian Academy 10 | Watters Creek at

#### *Recreation*

- 11 | Stonebridge Ranch Country 19 | Children's Medical Center
- Club 8 | Historic Downtown McKinney 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



20 | Baylor Medical Center at McKinney

Robinson Ridge 09.19.16





972.802.9168 | 5500 Ridgeson Drive | McKinney, TX 75071



# Robinson Ridge Premier Series





### YOURHOME

#### 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 Windows
- 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
- Classique 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<sup>®</sup> by Kohler<sup>®</sup> 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<sup>®</sup> Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and
- Single-handle **Moen**<sup>®</sup> 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<sup>®</sup> 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<sup>®</sup> 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

