

# YOUR *Community*

## Community Information

### Homeowner's Association

HOA: \$400 Annually  
 Cap Fee: \$66  
 Transfer Fee: \$125

### School District

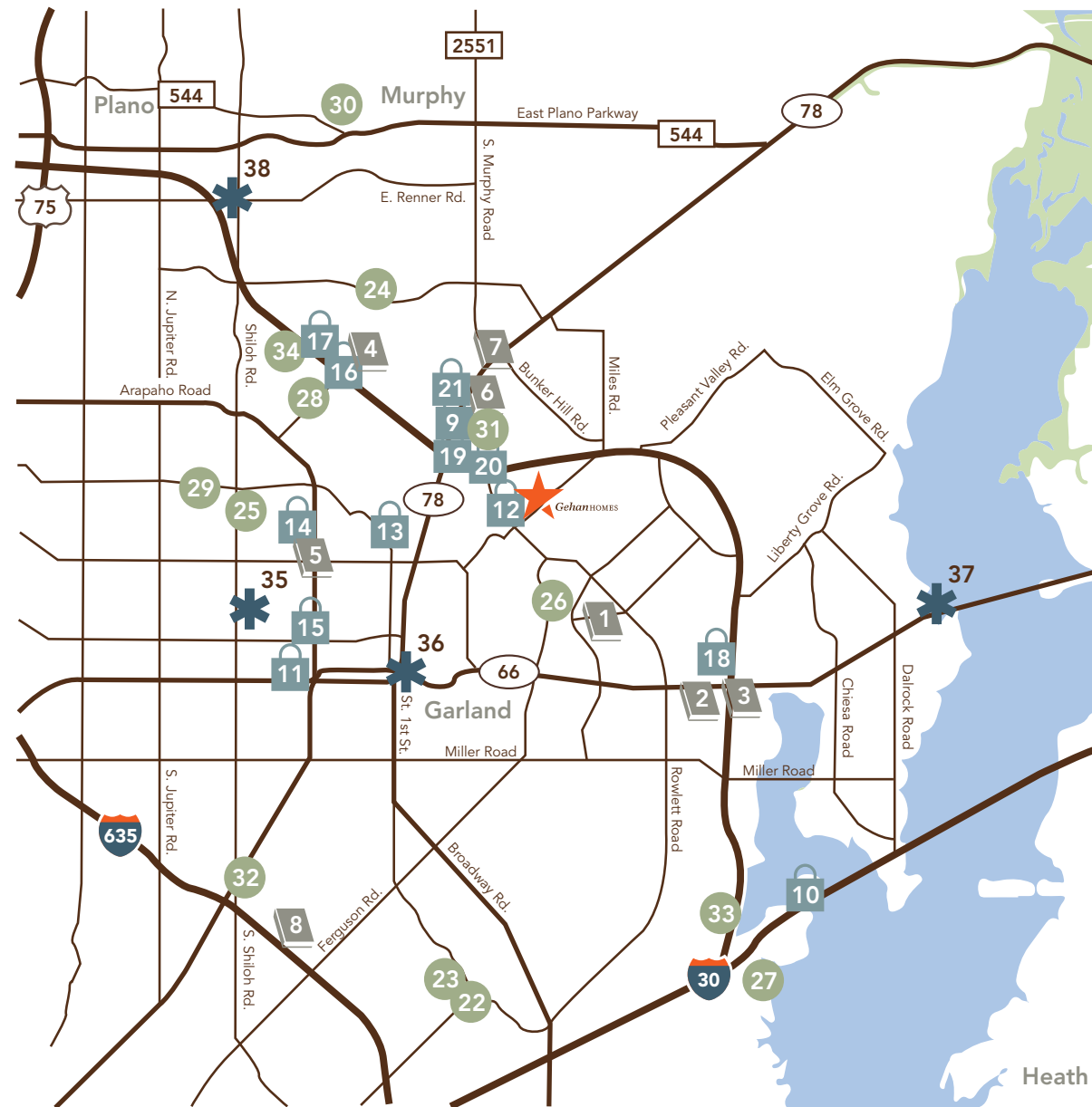
**Dorsey Elementary School**  
 6200 Dexham Road  
 (972) 463-5595

**Coyle Middle School**  
 4500 Skyline Drive  
 (972) 475-3711

**Rowlett High School**  
 4700 President George Bush Highway  
 (972) 463-1712

### City Taxes

TOTAL: 2.62  
 Per \$100  
 Assessed Value



## ★ *Castle Point*

### Schools

- 1 | Dorsey Elementary School
- 2 | Coyle Middle School
- 3 | Rowlett High School
- 4 | Primrose School of Firewheel
- 5 | North Garland Montessori School
- 6 | Blue Ivey School
- 7 | Firewheel Christian Academy
- 8 | Remington College

### Shopping

- 9 | Firewheel Town Center
- 10 | Bass Pro Shops
- 11 | Resistol & Stetson Factory Outlet Store
- 12 | Tom Thumb
- 13 | Walmart Neighborhood Market
- 14 | Aldi
- 15 | Kroger
- 16 | Walmart Super Center
- 17 | Target
- 18 | Super Target
- 19 | The Home Depot
- 20 | Lowe's
- 21 | Firewheel Market

### Recreation

- 22 | Surf & Swim Wave Pool
- 23 | Audubon Park
- 24 | Firewheel Golf Park
- 25 | Holford Park
- 26 | Rowlett Creek Preserve
- 27 | Windsurf Bay Park
- 28 | Hawaiian Falls Waterpark
- 29 | Duck Creek Golf Club
- 30 | Pecan Hollow Golf Course
- 31 | AMC Firewheel 18
- 32 | Cinemark Hollywood USA Movies 15
- 33 | Lake Ray Hubbard
- 34 | Spring Creek Park

### Hospitals/Clinics

- 35 | Baylor Medical Center of Garland
- 36 | Parkland Garland Health Center
- 37 | Lake Pointe Medical Center
- 38 | Methodist Richardson Medical Center

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# Gehan *HOMES*

## Castle Point Premier Series



469.766.8768 | 3309 Rough Creek Drive | Garland, TX 75040



gehanhomes.com



# 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 30-Year Limited Warranty
- Large, 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 with Oil Rubbed Bronze Hardware (per elevation)
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior (per elevation)(per community)
- 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 Gutters

### 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 **Moeno** Faucet and Framed Mirror in Powder Room
- Sterling® by Kohler® Composite Bath Tub with Ceramic Tile Surround
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Two-tone Paint to Highlight Architectural Features
- Drag Textured Ceilings
- 8' Cheyenne Raised Panel Doors with Oil Rubbed Bronze Hardware
- **Ceiling Fans with Light Kit in Family Room, Gameroom and Study (per plan)**
- Separate Full-sized Utility Room with Built-in Shelving
- 5 ¼" Baseboards and 3 ½" Casing Throughout
- Lighted Attic Access with Hide-away Pull-down Stairs
- Satin Nickel Light Fixtures
- Pre-Wired for 5.1 Surround Sound in Media Room (if applicable)
- 36" Fireplace with Precast Surround

### Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- Kitchen Island (most plans)
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 42" Raised Panel 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 **Moeno** 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 Tile Shower Pan, Tile Surround and Glass Shower Door
- Granite Vanity Tops with Undermount Sink
- Large Walk-in Closet
- **Moeno** Plumbing Fixtures
- 42" Height Mirrors with Beveled Edge
- **Second Lavatory in Master Bath**
- **Elongated Commode**

### 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)
- **Honeywell®** 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 Castle Point

Castle Point boasts a spectacular location with easy commutes and nearby shopping, dining and outdoor recreation. This beautiful community is within walking distance to Springfield Park and just minutes from Firewheel Town Center.

## Amenities

- Garland ISD
- Close proximity to Lake Ray Hubbard
- Backs Up to Rowlett Creek Preserve
- Nearby Golf Courses and Water Parks

