

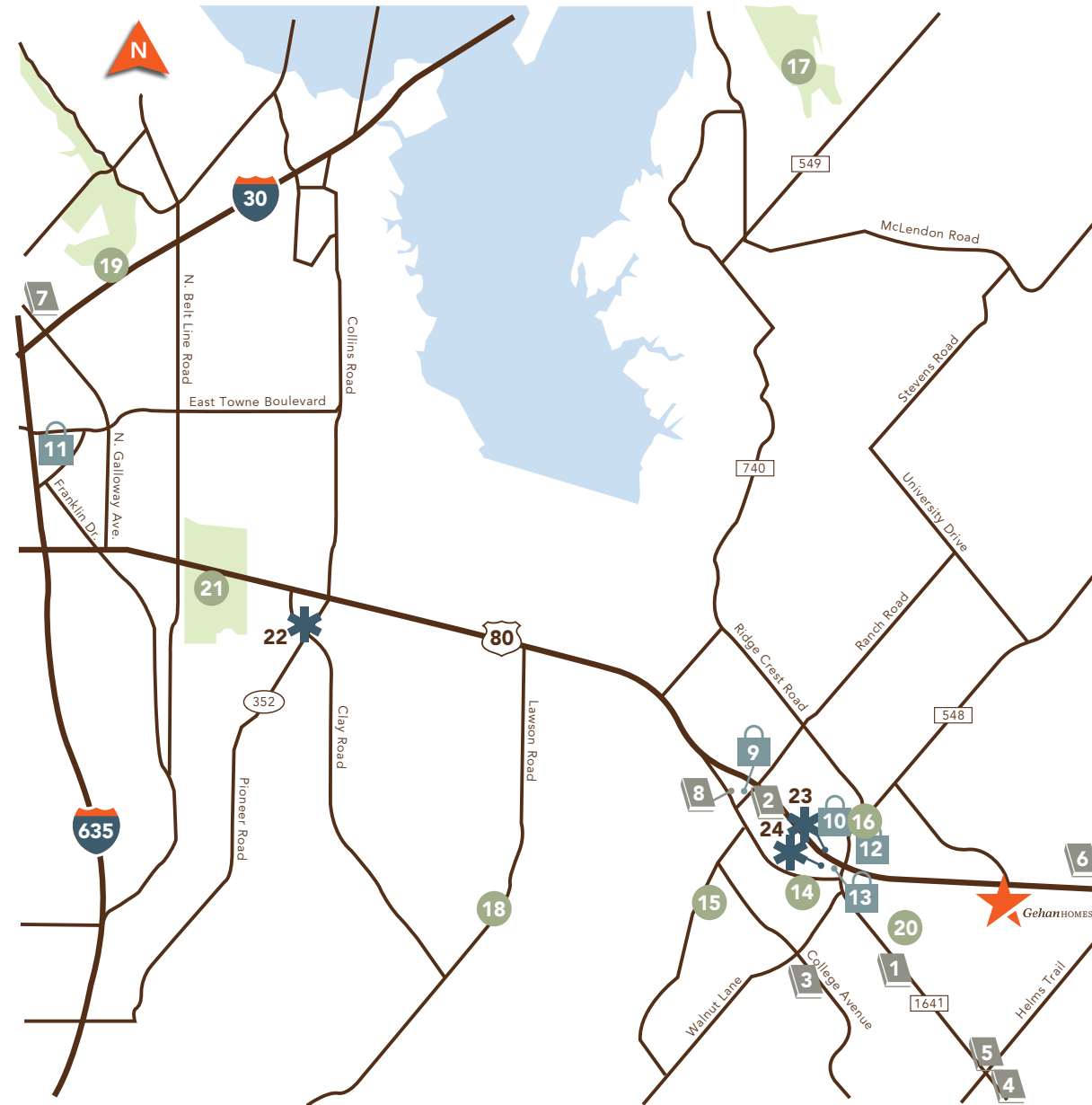
YOUR *Community*

Community Information

Homeowner's Association
HOA: \$720 Annually

School District
Henderson Elementary School
12755 FM 1641
(972) 564-7100
Warren Middle School
811 South Bois d'Arc
(469) 762-4156
Forney High School
1800 College Avenue
(972) 564-3890

City Taxes
TOTAL: 2.85
Per \$100
Assessed Value



★ Gateway Parks

Schools

- 1 | Henderson Elementary School
- 2 | Warren Middle School
- 3 | Forney High School
- 4 | Smart Start Montessori School
- 5 | Noah's Ark Early Development School
- 6 | Noah's Windmill Private School
- 7 | Dallas Christian School
- 8 | Noah's Ark Early Development

Shopping

- 9 | Brookshire's of Forney
- 10 | Kroger Marketplace
- 11 | Town East Mall
- 12 | Lowe's
- 13 | CVS Pharmacy

Recreation

- 14 | Forney Community Park
- 15 | Jackrabbit Stadium
- 16 | AMC Starplex Forney 12
- 17 | Buffalo Creek Golf Club
- 18 | Gibson's Outpost & Shooting Range
- 19 | Mesquite Municipal Golf Course
- 20 | Forney Sports Center
- 21 | Samuel Farm Park

Hospitals/Clinics

- 22 | Baylor Scott & White Medical Center
- 23 | Forney Medical Plaza II
- 24 | Lakepoint Emergency Services

© 2016 Gehan Homes. All rights reserved. Association Fees, Schools and Taxes are estimates only and are subject to change. See local taxing authorities and ISD for most current information. All items shown are an artist's rendering regarding planned community designs and amenities and are subject to change without notice. Gateway Parks - Classic - 1.24.17*

Gehan HOMES

Gateway Parks Classic Series



972.206.7938 | Forney, TX 75126



gehanhomes.com



YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Multidimensional Layered Fiberglass-asphalt Shingles
- Professionally Landscaped Yards with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- **Large, Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Keystones and Address Block (per elevation)
- **8' Solid Alder Wood Front Door with Decorative Satin Nickel Handle Set**
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Decorative Black Coach Lamps
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Metal Garage Door (per elevation)
- Full Front Gutters (may vary per community requirements)
- Fully Sheetrocked and Painted Garage
- Garage Door Opener
- Full-lite Glass Rear Door

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**
- Two-tone Wall and Wood Trim Paint to Highlight Architectural Features
- 220V Dryer Outlet
- **8' Classique Raised Panel Interior Doors (First Floor) with Satin Nickel Hardware and Lever Handles**
- **Fireplace with Custom Cast Stone Surround and Mantle**
- Multi-speed Ceiling Fan with Light Kit in Family Room, Master Bedroom, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room and Gameroom (per plan)
- **5 1/4" Baseboards and 3 1/2" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Elongated Commodes in All Baths
- Granite Vanity Countertops with Undermount Sinks in Full Baths
- Pedestal Sink with **Moen®** Boardwalk Chrome Faucet and Framed Mirror in Powder Room
- Sterling® by Kohler® Composite Bath Tubs with 12" Tile Surround in Secondary Baths
- Satin Nickel Hardware and Lighting Fixtures

Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- **42" Staggered Height Wood Cabinetry with Crown Molding**
- Spacious Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
 - 30" Cooktop with Vent Hood
 - Built-in Oven and Microwave in Separate Cabinet
 - **Energy Star®** Qualified Multi-cycle Dishwasher
 - 8" Deep Stainless Steel **50/50 Undermount** Sink with **Moen® Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting

Elegant Master Suite

- Granite Vanity Tops with Dual Undermount Sinks
- Luxurious Garden Tub with **Moen®** Boardwalk Chrome Faucets and **Ceramic Tile Skirt and Backsplash**
- Separate Free-standing Shower Enclosure with Tile Surround and Fiberglass Pan
- 42" Height Framed Mirrors in Master Bath
- Built-in Cosmetic Area / Raised Master Bath Vanity (per plan)
- Large Walk-in Closet
- Quiet Sitting Areas with Creative Window Design (per plan)

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- **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 (dual zone in two stories) with **R-6 Ductwork**
- 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 Gateway Parks

Situated on 2,000 acres, Gateway Parks is a mixed-use and master-planned community that feeds into the award-winning Forney ISD and complete with resort style amenities! With direct access to US 80 and I-20 this community provides easy access to downtown Dallas while still maintaining that small-town feel. Do not miss your chance to be in one of the most desirable new communities in the Metroplex.

Amenities

- Forney ISD
- Resort Style Amenity Center, Clubhouse and Playgrounds
- Hike and Bike Trails
- Community Pool and Splash Pad
- Planned City Park with Baseball and Soccer Fields
- Direct access to and from Highway 80

