YOUR Community

Community Information



Homeowner's Association

HOA: \$420 Anually **Cap Fee:** \$100 Transfer Fee: \$150



School District

Crosby Elementary School 495 Diamond Creek Drive (972) 564-7002

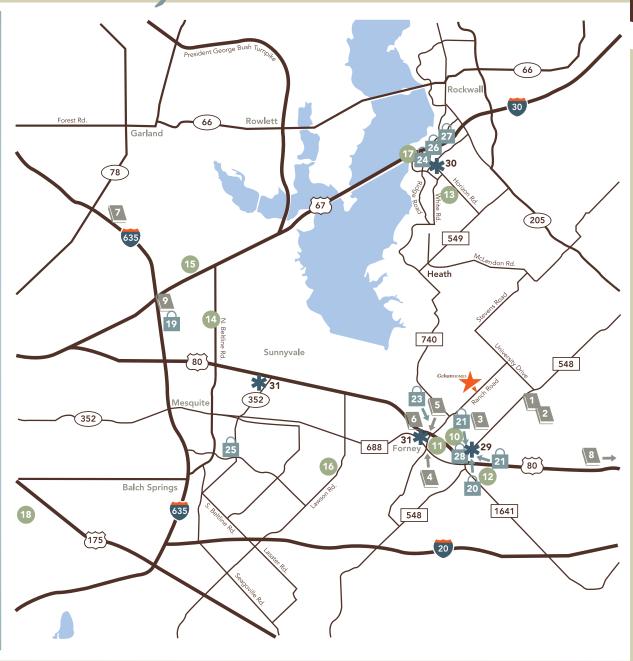
Brown Middle School 3500 Keller Hicks Drive (972) 564-3967

North Forney High School 6170 Falcon Way (469) 762-4159

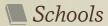


City Taxes

TOTAL: 3.10 Per \$100 Assessed Value



* Devonshire



- 1 | North Forney High School
- 2 | Brown Middle School
- 3 | Crosby Elem. School
- 4 | Kids of Clay Daycare
- 5 | Duncan Academy Preschool of Forney
- 6 | Noah's Ark Early Development
- 7 | Remington College Dallas
- 8 | Southwestern Christian College
- 9 | Carrington College

Recreation

- 10 | Forney Community Park
- 11 | Spellman Amphitheater
- 12 | Forney Sports Center
- 13 | Buffalo Creek Golf Club
- 14 | Town East Golf Center
- 15 | Mesquite Golf Club
- 16 | Devil's Bowl Speedway
- 17 | The Harbor
- 18 | Trinity River Audubon Center

Shopping

- 19 | Town East Mall
- 20 | Walmart Supercenter
- 21 | Lowe's
- 22 | Walgreens
- 23 | Brookshire's Food Stores
- 24 | Kroger Market Place
- 25 | Tom Thumb Food & Pharmacy
- 26 | Target
- 27 | Home Depot
- 28 | CVS Pharmacy

* Hospitals/Clinics

- 29 | Forney Medical Plaza II
- 30 | Texas Health Pres. Hospital of Rockwall
- 31 | Texas Regional Medical Center of Sunnyvale
- 32 | Ridgecrest Healthcare & Rehabilitation Center

Gehanhomes

Devonshire

Premier Series

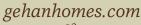














YOUR Home

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
- Professionally Landscaped Yard with Upgraded Shri Package
- Full Sod and Trees to Complement Landscape PlanFull 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® 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)
- 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
- $\cdot \ \, \text{All Exterior Doors Professionally Weather-stripped}$

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 Devonshire

Devonshire is an ideal neighborhood surrounded by greenbelts and miles of hike and bike trails. Water activities are as close as the shores of Lake Ray Hubbard, a major recreational lake, conveniently located just a few minutes north of the community.

Amenities

- Forney ISD
- Jr. Olympic Pool, Cabana, Clubhouse & Lake
- Minutes from Shopping, Restaurants and Entertainment
- Easy access to US Highway 80



Plat 2 | REV 10.17.16