

YOUR *Community*

Community Information



Homeowner's Association

HOA: TBD



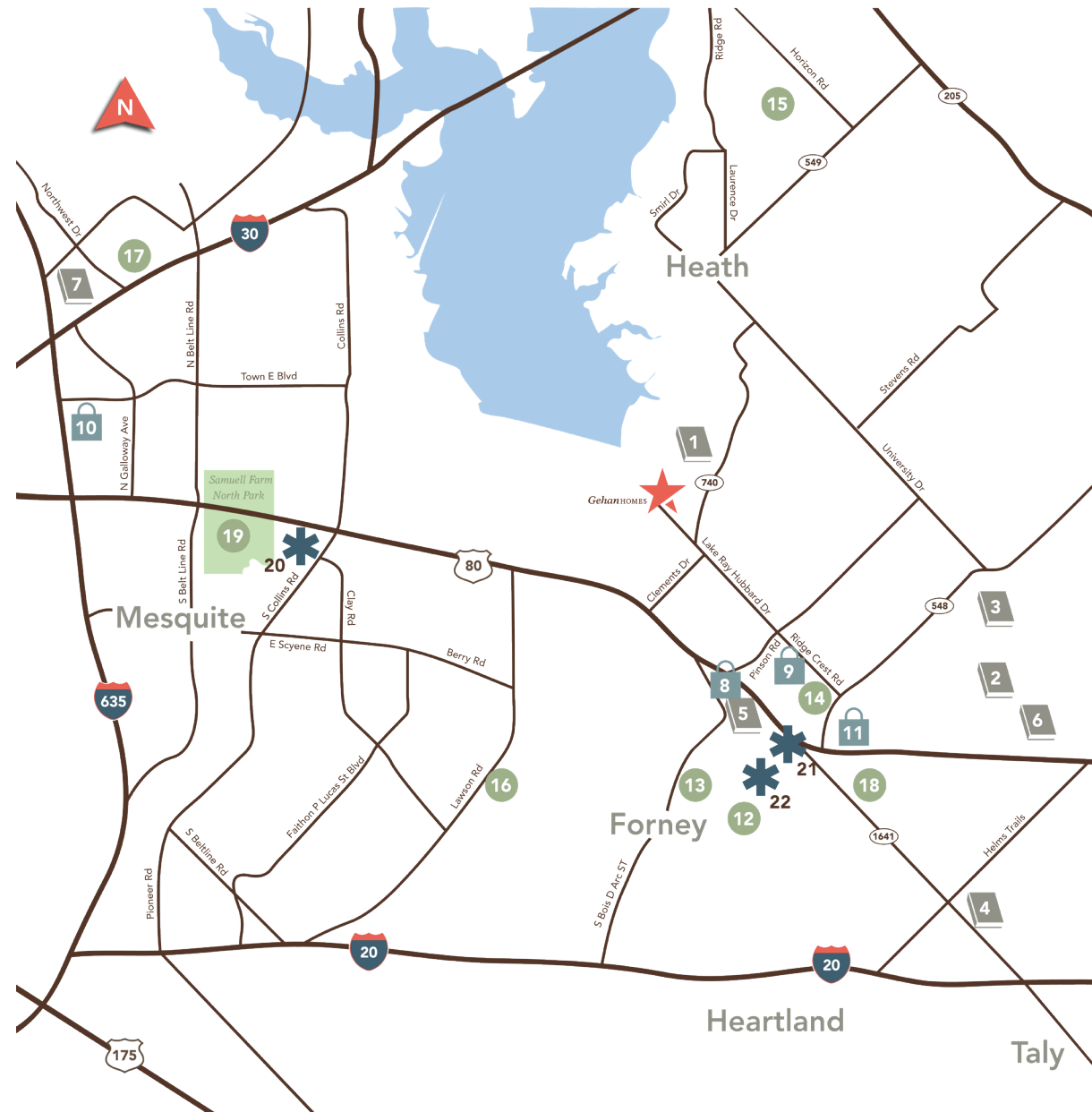
School District

- Lewis Elementary School**
1309 Luckenbach
(972) 564-7102
- Brown Middle School**
1050 Windmill Farms Blvd
(972) 564-3967
- North Forney High School**
6170 Falcon Way
(469) 762-4159



City Taxes

TOTAL: 2.77981
Per \$100
Assessed Value



★ *Clements Ranch*

Schools

- 1 | Lewis Elementary School
- 2 | Brown Middle School
- 3 | North 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

Shopping

- 8 | Brookshire's of Forney
- 9 | Kroger Marketplace
- 10 | Town East Mall
- 11 | Lowe's Home Improvement

Recreation

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

Hospitals/Clinics

- 20 | Baylor Scott & White Medical Center
- 21 | Forney Medical Plaza II
- 22 | Lakepoint Emergency Services

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Gehan *HOMES*

Clements Ranch



972.206.7938 | 5209 Mills Drive | Forney, TX 75126

gehanhomes.com



YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Architectural Detailing**
- Professionally Landscaped Yard
- **Full Front Yard Sod and Tree to Complement Landscape Plan**
- **Spacious Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Address Block
- 6' 8" Fiberglass Front Door with Satin Nickel Door Hardware
- Fiber-Cement Exterior Siding, Soffit, and Fascia for a Low-maintenance Exterior
- Low-maintenance Metal Garage Door
- Fully Sheetrocked Garage
- Full-lite Glass Rear Door
- 6' Privacy Fence with One Gate
- Exterior Two-tone Paint to Highlight Architectural Features

Interior Design

- Choice of Interior and Exterior Design Packages to Personalize Your Home
- **Hand-laid Ceramic Tile in Entry, Kitchen, and Breakfast Area, All Baths and Utility Room**
- 220V Dryer Outlet
- **Carrera Two Panel Interior Doors with Satin Nickel Hardware**
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom and Family Room
- **"Craftsman Style" Door Casing and 4" Baseboards Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Pedestal Sink with **Moen®** Chrome Faucet and Mirror in Powder Room (per plan)
- Sterling® by **Kohler®** Composite Bath Tubs with Integral **Vikrell®** Wall Surround in Secondary Baths
- Chrome Bath Hardware
- 36" Tall Mirror in Secondary Bath
- Pre-Wire Cat 5 Data Line in Kitchen, Study, Desk Option or Tech Center (per plan)

Gourmet Lifestyle Kitchen

- **Granite Countertops** with Ceramic Tile Backsplash
- Wood Cabinetry
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- **Amana by Whirlpool®** Black Appliances
- Free Standing Range, Space Saver Microwave, and Dishwasher
- **Moen®** Chrome Faucet with Vegetable Sprayer
- Garbage Disposal
- Kitchen Island

Elegant Master Suite

- White Honed Cultured Marble with Integral Sink
- **Oversized Shower Enclosure** with Tile Surround, Acrylic Pan, and Shower Glass Enclosure
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 36" Tall Mirror

Safety & Energy Features

- **Radiant Barrier Roof Decking for a Cooler Attic Temperature**
- **Energy-efficient Vinyl Windows with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-30 Insulation in Attic** (R-22 in sloped ceilings)
- R-13 Insulation in All Exterior Walls (excluding garage)
- **Honeywell®** Digital Programmable Thermostat
- **Lennox® 14 SEER** Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork**
- Smoke Detectors with Battery Backup for Continuous Operation Placed Throughout Home
- **Carbon Monoxide Detectors** with Battery Backup (minimum one per floor)
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Continuous 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-fabricated off site)**
- Professionally Engineered Floor Joist System

Subdivision Specific Features

- Multi-dimensional Shingles with 30-Year Limited Warranty
- Full Masonry Front, Sides and Rear (1st floor only)
- Fully Sodded Backyard & Side Yards
- Full Yard Sprinkler System with Water Conserving Rain Sensor
- Home Wiring - 28" on Q Panel; Dual Cable & Cat 5e from Demarc to Panel; Cat 5e Phone in Kitchen, Study & Desks; RG6 Jacks in Master Bedroom, Family Room, Gameroom, & Study; 1x4 Passive Video Splitter; 1" Smurf Tube from Panel to Attic



YOUR *Neighborhood*

Life at Clements Ranch

Brand new, family friendly, master-planned community located east of the Metroplex. Clements Ranch is nestled close to Lake Ray Hubbard and offers resort style amenities all within minutes of highway 80. Homeowners can take advantage of the quiet, rural feel and still enjoy the close proximity to all of Dallas' best attractions.

Amenities

- Full Featured Amenity Center
- Community Pool and Splash Pad
- Minutes to Lake Ray Hubbard
- Quiet Rural Setting
- Easy Access to Highway 80

