

YOUR *Community*

Community Information

Homeowner's Association

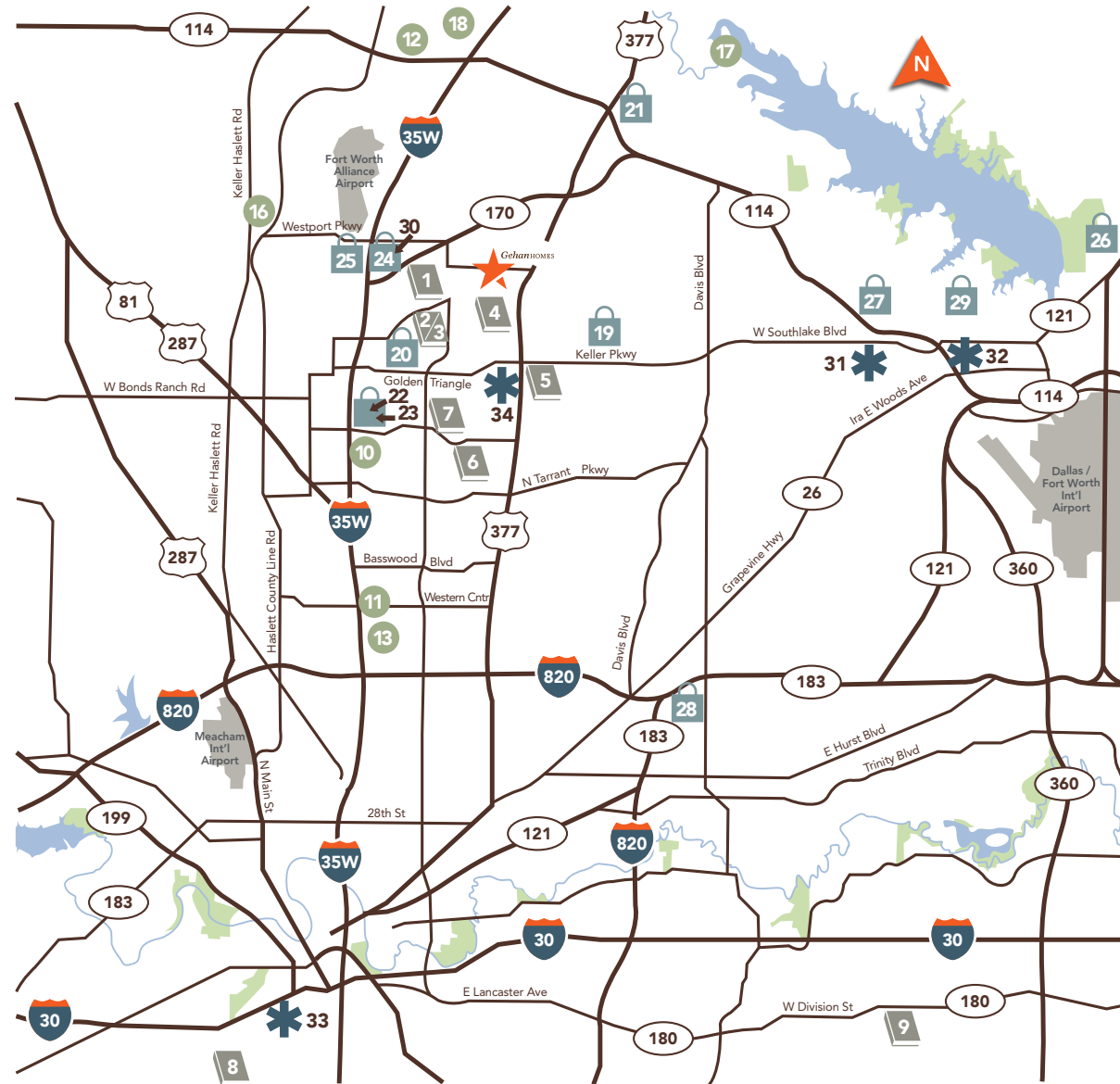
HOA: \$525 Annually
Cap Fee: \$100
Transfer Fee: \$100

School District

- Woodland Springs Elementary School**
12120 Woodlands Springs Drive
(817) 744-5900
- Trinity Meadows Intermediate School**
3500 Keller Hicks Drive
(817) 744-4300
- Trinity Springs Jr. High School**
3550 Keller Hicks Drive
(817) 744-3500
- Timber Creek High School**
12350 Timberland Boulevard
(817) 744-2300

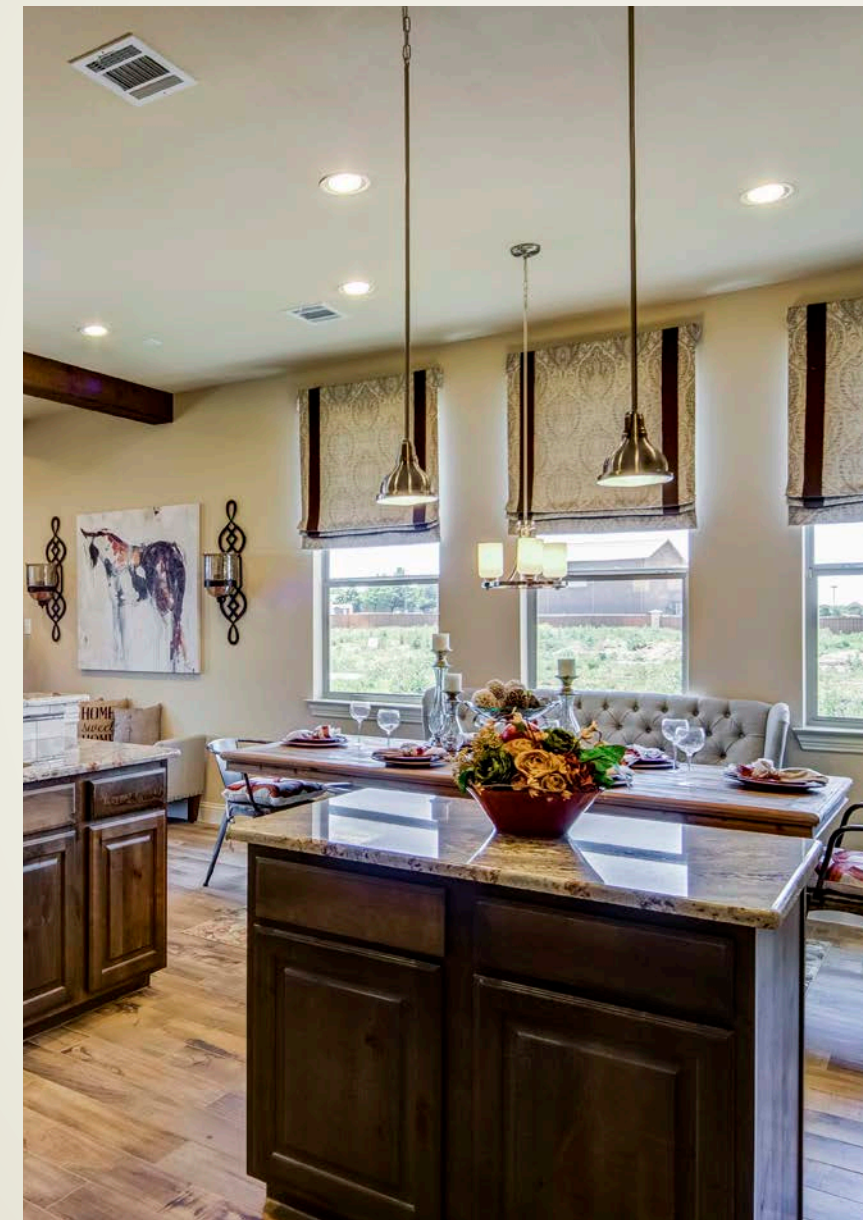
City Taxes

TOTAL: 3.03
Per \$100
Assessed Value



Gehan *HOMES*

Steadman Farms Premier Series



★ Steadman Farms

Schools

- 1 | Timber Creek High School
- 2 | Trinity Springs Jr. High School
- 3 | Trinity Meadows Intermediate
- 4 | Woodland Springs Elementary
- 5 | Country Place Montessori
- 6 | Goddard School
- 7 | Primrose School at Heritage
- 8 | Texas Christian University
- 9 | University of Texas at Arlington

Recreation

- 10 | Cinemark Alliance Town Center
- 11 | United Artists Fossil Creek Stadium 11
- 12 | The Golf Club at Champion Circle
- 13 | The Golf Club Fossil Creek
- 14 | Hawaiian Falls Water Park
- 15 | Johnson Road Park
- 16 | Haslet Community Park
- 17 | Freedom Dog Park
- 18 | Texas Motor Speedway

Shopping

- 19 | Tom Thumb
- 20 | Albertsons
- 21 | Walmart Supercenter
- 22 | Alliance Town Center
- 23 | Heritage Market Place
- 24 | Lone Star Crossing
- 25 | Alliance Crossing
- 26 | Grapevine Mills Mall
- 27 | Southlake Town Center
- 28 | North East Mall
- 29 | Sam's Club
- 30 | Cabela's

Hospitals/Clinics

- 31 | Harris Methodist Hospital
- 32 | Baylor Regional Medical Center at Grapevine
- 33 | Cook Children's Medical Center
- 34 | CareNow Urgent Care

469.662.2450 | 12957 Steadman Farms Drive | Ft. Worth, TX 76244

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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 (per elevation)
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior (per elevation)
- 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

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
- 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
- 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
- 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

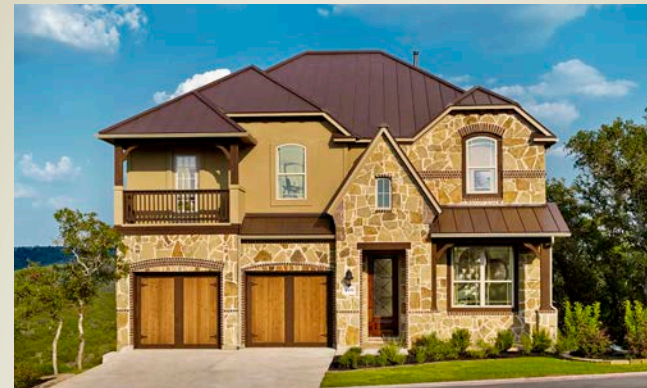
- **Luxurious Garden Tub with Ceramic Tile Skirt and 12" Tile Backsplash**
- Separate Free-standing Shower with Fiberglass Shower Pan, Tile Surround and Glass Shower Door
- Granite Vanity Tops with Undermount Sink
- Large Walk-in Closet
- **Moen**® Plumbing Fixtures
- 42" Height Mirrors with Beveled Edge
- **Second Lavatory in Master Bath**

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **50-Gallon** Energy-efficient 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**® **14-SEER** 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 Steadman Farms

Make Steadman Farms your home, where every day is like a family vacation. Enjoy resort-style living in this picturesque community, featuring an impressive amenity center, sparkling community pool and lively playground.

Amenities

- Flexible Floor Plans
- Recognized Keller ISD
- Newly Developed Community
- Minutes to I-35W, Hwy 170 and Hwy 377
- Conveniently Located
- Nearby Shopping, Restaurants and Entertainment

