

# YOUR *Community*

## Community Information

### Homeowner's Association

HOA: \$475 Anually  
Cap Fee: \$100  
Transfer Fee: \$85

### School District

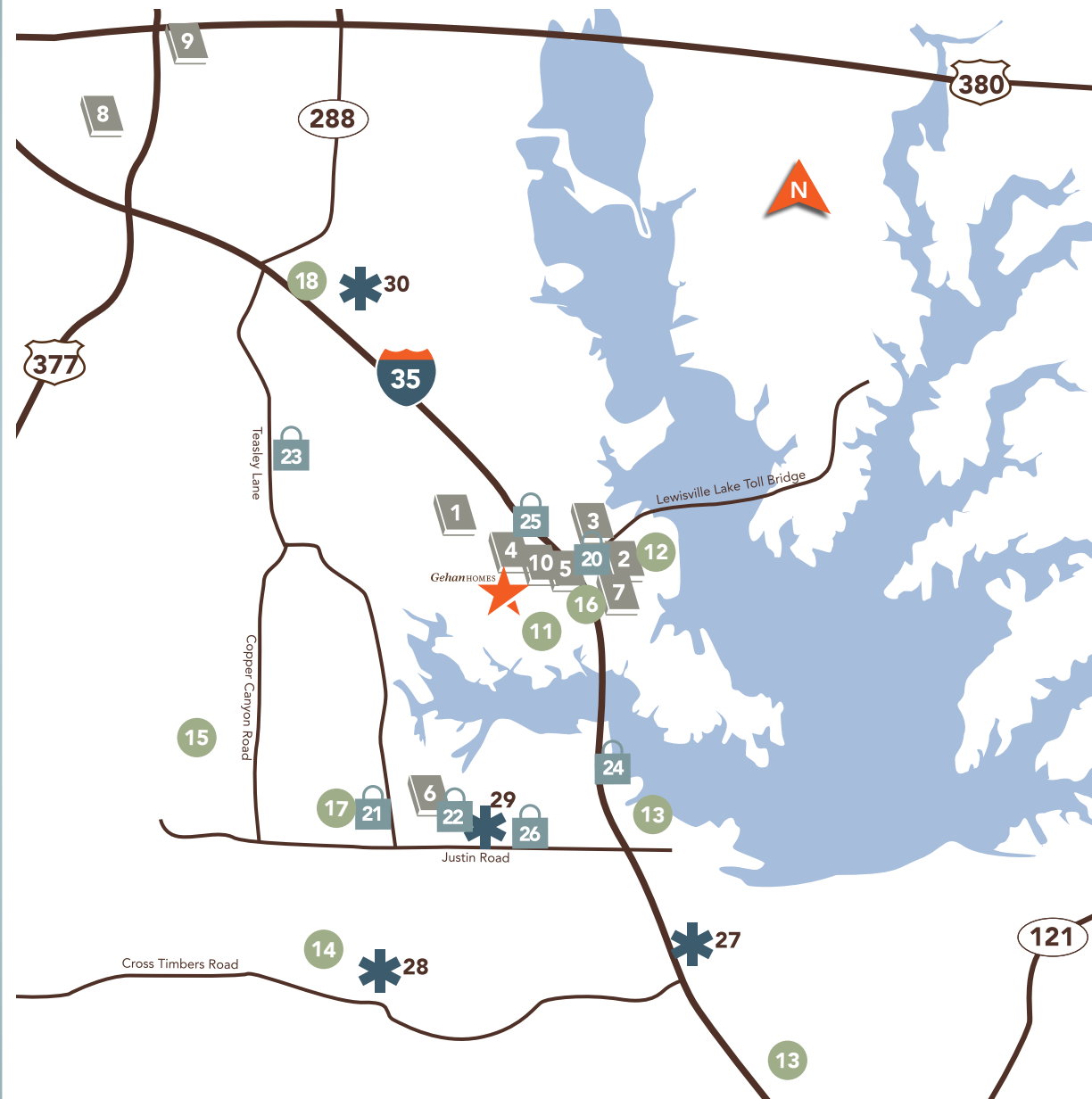
**Corinth Elementary School**  
3501 Cliff Oaks Drive  
(940) 497-4010

**Lake Dallas Middle School**  
325 E. Hundley Drive  
(940) 497-4037

**Lake Dallas High School**  
3016 Parkridge Drive  
(940) 497-4031

### City Taxes

TOTAL: 2.37  
Per \$100  
Assessed Value



## ★ *Enclave of Hickory Creek*

### Schools

- 1 | Lake Dallas High School
- 2 | Lake Dallas Middle School
- 3 | Lake Dallas Primary School
- 4 | Primrose School of Hickory Creek
- 5 | Children's Lighthouse
- 6 | DKH Academy
- 7 | Lake Cities Academy
- 8 | University of North Texas
- 9 | Texas Women's University
- 10 | Vista Academy of Hickory Creek

### Recreation

- 11 | Hickory Creek Park
- 12 | Willow Grove Park
- 13 | Lake Park 18 Hole Golf Course
- 14 | Bridlewood Golf Club
- 15 | Lantana Golf Course
- 16 | Carmike Hickory Creek
- 17 | AMC Highland Village
- 18 | Cinemark 14
- 19 | Studio Movie Grill

### Shopping

- 20 | Walmart Supercenter
- 21 | Shops at Highland Village
- 22 | Tom Thumb
- 23 | Kroger
- 24 | Garden Ridge Farmers Market
- 25 | Walgreen's
- 26 | CVS Pharmacy

### Hospitals/Clinics

- 27 | Medical Center of Lewisville
- 28 | Flower Mound Emergency Center
- 29 | Highland Family Medical Center
- 30 | Care Now Urgent Care

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# Gehan *HOMES*

## *Enclave at Hickory Creek* Classic Series



214.684.5798 | 131 Magnolia Lane | Hickory Creek, TX 75065



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
- Luxurious Single Crown Moulding in Formal Living, Formal Dining and Study (per plan)
- **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®** Satin Nickel 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" and 48" Castle-style Wood Cabinetry with Crown Moulding**
- 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®** Satin Nickel 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**
- **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 (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 Enclave of Hickory Creek

Enclave of Hickory Creek is nestled in a scenic region, near Lake Lewisville. Gehan Homes is the exclusive builder in this conveniently located community.

## Amenities

- Flexible Floor Plans
- Excellent Lake Dallas ISD
- Small Town Atmosphere
- Minutes to Stemmons Freeway
- Nearby Colleges, Shopping, Restaurants and Entertainment Options

