# YOUR *Community*

## Community Information

### *Homeowner's Association*

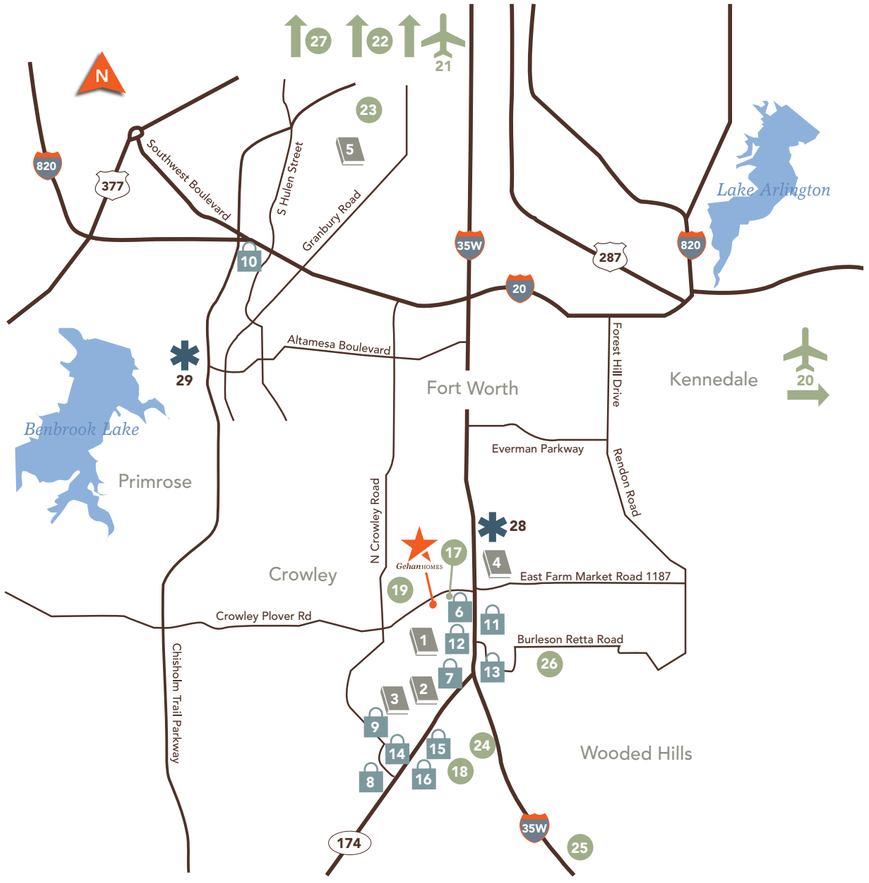
**HOA:** $220 Annually

### *School District*

**Judy Hajek Elementary School**
555 NE Mcallister Road
(817) 245-3700
**Hughes Middle School**
316 SW Thomas Street
(817) 245-0600
**Burleson High School**
100 Elk Drive
(817) 245-0000

### *City Taxes*

**TOTAL:** 3.02
Per $100 Assessed Value




## *Highpoint Hill*

### *Schools*

1 | Judy Hajek Elementary
2 | Hughes Middle School
3 | Burleson High School
4 | Building Blocks Child Development
5 | Texas Christian University

### *Shopping*

6 | Academy Sports & Outdoors
7 | CVS
8 | HEB Plus
9 | Home Depot
10 | Hulen Mall
11 | Lowe's Home Improvement
12 | McAlister Square
13 | Sam's Club
14 | Target
15 | Walgreens
16 | Walmart Super Center

### *Recreation*

17 | AMC 14 Burleson
18 | Bailey Lake Park
19 | Bicentennial Park
20 | DFW International Airport
21 | Fort Worth Alliance Airport
22 | Fort Worth Stockyards
23 | Fort Worth Zoo
24 | Hidden Creek Golf Course
25 | Pirates Cove
26 | Southern Oaks Golf Club
27 | Texas Motor Speedway

### *Hospitals/Clinics*

28 | Texas Health Huguley Hospital
29 | USMD Hospital Fort Worth

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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.
Highpoint Hill - Premier - 01.25.18*

Gehan HOMES

# *Highpoint Hill*
## *Premier Series*

214.563.2935 | 12653 Viewpoint Lane | Fort Worth, TX 76028

EQUAL HOUSING OPPORTUNITY

*gehanhomes.com*

# YOUR *Home*

## *Standard Features*

### Exterior Design
- **High-quality American-made Clay Brick Construction with Architectural Detailing**
- Cast Stone Address Block and Keystones (per plan)
- Professionally Landscaped Yard with Upgraded Shrub Package
- **Full Sod and Tree to Complement Landscape Plan**
- **Full Yard Sprinkler System with Water Conserving Rain Sensor**
- Fiberglass Shingles with 25-Year Limited Warranty
- Waterproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- **8′ Insulated, Raised 6-panel Front Door**
- 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)
- Full-lite Glass Rear Door
- Front Gutters
- 6′ Privacy Fence with One Gate
- **Covered Patio** (All Plans, Except the 1850)
- **Garage Door Opener(s)**

### Interior Design
- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- **16″ Hand-laid Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility Room**
- **Elegant Rounded Sheetrock Corners in All Areas** (excluding windows)
- 220V Dryer Outlet
- Pedestal Sink with **Moen®** Chrome Faucet and Framed Mirror in Powder Room (per plan)
- Sterling® by **Kohler®** Bath Tub with Ceramic Tile Surround in Secondary Baths
- Raised Two Panel Interior Doors with Satin Nickel Hardware
- Satin Nickel Lighting Fixtures
- Separate Full-sized Utility Room with Built-in Shelving
- **Multi-speed Ceiling Fan with Light Kit in Family Room, Gameroom, and Study** (per plan)
- **3 ½″ Baseboards and 2 ½″ Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room, and Gameroom (per plan)
- Chrome Bath Hardware
- Pre-wire Cat 5 Data Line in Kitchen, Study, Desk Option or Tech Center (per plan)
- Open Railing with Wooden Spindles on First Landing

### Gourmet Lifestyle Kitchen
- **Granite Countertops** with Ceramic Tile Backsplash
- Large Kitchen Island
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 42″ Wood Cabinetry with Crown Moulding
- **Whirlpool® Stainless Steel** Appliances Including:
  - 30″ Free Standing Range with Self-cleaning Oven
  - Space Maker Microwave
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with **Moen®** Single-handle Faucet with Vegetable Sprayer
- Garbage Disposal
- Convenient Ice Maker Hook-up

### Elegant Master Suite
- **Luxurious Garden Tub with Ceramic Tile Skirt and Tile Backsplash**
- Separate Shower with Tile Surround and Glass Shower Door
- Marble Composite Vanity Top with Dual Integral Sinks
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 42″ Tall Mirrors

### Safety and Energy Features
- **Radiant Barrier Roof Decking for a Cooler Attic Temperature**
- **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
- **Energy-efficient Vinyl Windows with Low E3 Glazing**
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad
- 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 Toilets
- All Exterior Door Professionally Weather-stripped
- 4 LED Disk Lighting in Kitchen (No Bulbs Used, 10-Year Warranty

### Quality Features
- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fabricated off site)**
- Professionally Engineered Floor Joist System

# YOUR *Neighborhood*

## *Life at Highpoint Hill*

Nestled in Fort Worth, Highpoint Hill Is a Beautiful, New Community That Offers Accessibility to Major Highways Such as I-35W and FM 1187. Residents Can Appreciate the Close Proximity to Great Dining and Shopping Options at Mcalister Square and Burleson Town Center.

## *Amenities*

- Flexible Floor Plans
- Easy Access to I-35 and FM 1187
- Easy Access to Dining & Shopping
- Minutes to Parks & Recreation
- Burleson ISD

Plat 1 | REL. 01.25.18

Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation.