# YOUR *Community*

## Community Information

### *Homeowner's Association*

**HOA:** $335 Annually
**Cap Fee:** $100
**Transfer Fee:** $150

### *School District*

**Bell Elementary School**
601 Villa Paloma Blvd.
Little Elm, TX
(972) 347-7200

**Navo Middle School**
1707 Navo Road
Aubrey, TX
(972) 347-7500

**Braswell High School**
26750 E. University Dr.
Aubrey, TX
(972) 347-7700

### *City Taxes*

**TOTAL:** 2.80
Per $100
Assessed Value

## *Paloma Creek*

### *Schools*

1 | Bell Elementary School
2 | Navo Middle School
3 | Braswell High School
4 | Texas Women's University
5 | University of North Texas

### *Shopping*

6 | Stonebriar Centre
7 | Frisco Square
8 | Golden Triangle Mall
9 | Kroger
10 | Walmart SuperCenter

### *Recreation*

11 | Cinemark Cinema
12 | DFW Airport
13 | Dr Pepper Arena
14 | Dr Pepper Ballpark
15 | Trails of Frisco Golf Club
16 | Main Event

### *Hospitals/Clinics*

17 | Denton Regional Medical Center
18 | Denton Community Hospital

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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.
**Paloma Creek 11.21.17**

Gehan HOMES

# *Paloma Creek*
## *Premier Series*

214.872.7080 | 1601 Flamingo Drive | Little Elm, TX 75068

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

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

# YOUR *Neighborhood*

## *Life at Paloma Creek*

This beautiful Paloma Creek community is conveniently located near Stonebriar Center, Downtown McKinney and Denton. Enjoy sporting events and outdoor fun at nearby Dr. Pepper Ballpark and Lake Lewisville.

## *Amenities*

- Denton ISD
- Pools, Hike & Bike Trails and Club House
- Nearby Colleges, Shopping, Restaurants and Entertainment
- Playground, Park and Community Center

Phase 11A and 3C | REV. 8.24.17*