



Park Highlands

From the \$260's

1816 Park Highland Way
Arlington, TX 76012

Phone: (817)794-0821

Fax: (817)277-1097

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Richard Gonzalez
Hablo Espanol

Driving Directions

From Dallas or Fort Worth, Take I-30 to Fielder exit #26, Go 1.5 miles North on Fielder to Green Oaks, Turn left on Green Oaks, Left on Greenbelt Road

Tax Information

Estimated Tax Rate: \$2.59 per \$100 of appraised valuation

Home Owners Association

Park Highlands Homeowners Association
Estimated HOA Dues: \$675 per year

Schools

Arlington ISD

- Butler (Elementary School)
- Shackelford (Junior High School)
- Lamar (High School)

Community Details

New Homes in an established gated community - the only new community in North Arlington, TX. Come and discover the homes of the future: Coventry's luxurious open, spacious designs built Eco-Smart and LEED for Homes certified green living. The central Dallas/Fort Worth location offers easy access to employment, educational, shopping and endless entertainment possibilities. Park Highlands is a hidden gem, flanked by 1,300 acres of River Legacy Park, a peaceful, quiet, family oriented neighborhood and an extraordinary place to call home!

Amenities

- Quick and easy access to Hwy I-30, Hwy 360, Hwy 820, Hwy 10 and Trinity Blvd.
- Moments away from employment, recreation, education, shopping, dining, sports and major attractions like Dallas Cowboys Stadium, the Rangers Ballpark, Six Flags, Hurrican Harbor and more!
- Walking distance from the J.W. Dunlop Sports Complex and the 1300 acre River Legacy Park, an oasis with hike-and-bike trails and the Living Science Center. It's the perfect place to bike, jog and hike!
- Surrounded by area golf courses: Shady Valley Golf Club, Rolling Hills Country Club, Lake Arlington, Chester Ditto, Water Chase, Riverside and Lone Star.
- Coventry's 11 award-winning Eco-Smart designs are built with the flexibility to customize your dream home. Attention to details is everywhere in these finely crafted homes that feature the latest in energy efficient LEED for Homes certification.
- Park Highlands is the ideal North Arlington community for busy adults and families seeking location, location, location in the heart of the Metroplex! Children will attend Butler Elementary.

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2184 / Design 2184	2179	1.0	3	D	2/0	3.0	\$267,000
2421 / Design 2421	2424	1.0	4	D	2/0	2.0	\$287,000
2246 / Design 2246	2243	1.0	3	D	2/0	2.0	\$290,000
2586 / Design 2586	2584	1.0	4	D	2/1	2.0	\$298,000
2653 / Design 2653	2653	1.0	4	D	2/1	2.0	\$304,000
2807 / Design 2807	2806	2.0	4	D	2/1	2.0	\$309,000
3202 / Design 3202	3201	2.0	5	D	2/1	2.0	\$315,000
3066 / Design 3066	3077	2.0	4	D	3/1	2.0	\$319,000
3318 / Design 3318	3318	2.0	4	D	2/1	2.0	\$327,000
3510 / Design 3510	3548	2.0	4	D	3/1	2.0	\$338,000
3192 / Design 3192	3200	2.0	4	D	4/1	2.0	\$339,990
3872 / Design 3872	3935	2.0	5	D	2/1	2.0	\$342,000



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Coventry Homes, All Rights Reserved. 5/17/2012

Features - Standard Features

Ideal Kitchens

- Durable 9" deep stainless steel sink with garbage disposal
- Moen® faucet with vegetable sprayer
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- Elegant crown moulding on kitchen cabinetry
- Handsome kitchen cabinetry custom-built on-site maximizes use of available space (choice of stain color)
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Vent hood with multiple speeds vented outside the home
- Whirlpool® superior stainless steel appliance package for the gourmet chef includes a 5-burner gas cooktop, self-cleaning built-in oven, built-in microwave, dishwasher, and vent hood

Dramatic Interiors

- Thermo-insulated security rear door with full light and dead bolt
- Elegant 8' Knotty Alder front door
- American-made clay brick
- Brick mailbox
- Brick paved front porches (per plan)
- Optional stone or stucco accented elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Superior 30 year architectural grade shingles
- Custom built cedar garage doors
- Durable cementitious fiberboard siding, soffit and fascia.
- An irrigation system featuring rain and freeze sensors conserves water and money. In addition, separate zones are dedicated to the foundations which help to maintain the integrity of the foundation during drought conditions
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards

- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Soffit vents, ridge vent and/or air hawk ventilation system
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

Dramatic Interiors

- Oversized casing on all doors, stairparts, and window sills.
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Elegant crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of brick or ceramic tile fireplace surround
- Choice of ceramic tile on fireplace surround
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- Dramatic entries with wood flooring
- Two-tone interior paint
- Elegant stairways with stained handrail and wrought iron balusters
- Oversized baseboards throughout
- Oil Rubbed Bronze Collection lighting package offers a rustic finish
- Recessed can lighting (per plan)
- Venetian bronze door hardware
- Eight foot interior doors on first floor (per plan)
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your

budget and your imagination

- Optional bonus spaces available on many plans

Luxurious Baths

- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in secondary baths for a timeless look
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Cultured marble surrounds in hall bath(s)
- Cultured marble vanity tops with integral sinks in secondary baths
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- Acrylic garden tub in master bath for ultimate relaxation
- His & Hers Hi-Lo vanities in master bath with stained cabinetry (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Custom quality oak or ash stained vanity cabinets in all baths
- A/C vent(s) in master walk-in closet(s)
- Exhaust fan in all baths
- Custom framed beveled mirrors in master bath create an elegant feeling (per plan)

Classic Exteriors

- Thermo-insulated security rear door with full light and dead bolt
- Elegant 8' Knotty Alder front door
- American-made clay brick
- Brick mailbox
- Brick paved front porches (per plan)
- Optional stone or stucco accented elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Superior 30 year architectural grade shingles
- Custom built cedar garage doors
- Durable cementitious fiberboard siding, soffit and fascia.



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- An irrigation system featuring rain and freeze sensors conserves water and money. In addition, separate zones are dedicated to the foundations which help to maintain the integrity of the foundation during drought conditions
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Soffit vents, ridge vent and/or air hawk ventilation system
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features

- High efficiency energy saving gas water heater(s)
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- Vinyl framed, double-pane windows with low-e glass for energy efficiency.
- 16 SEER high efficiency air conditioning system(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Exhaust fan in all baths
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-22 insulation in non-flat ceiling areas
- R-38 fiberglass insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic

- drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room
- DuPont Tyvek® exterior housewrap provides an extra barrier against moisture and air penetration
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Extra Touches

- All bedrooms and game room blocked for ceiling fans
- Prewired for surround sound in media room for easy home theater installation
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Bora-Care termite pre-treatment
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- Homes built to meet stringent Energy Star® requirements
- Optional bonus spaces available on many plans
- Personal interview with a Professional Decorator Consultant at the Design Center



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