



# RIVERSIDE VILLAGE



## Riverside Village

### 55' Homesites

From the \$380's

7115 Comal Dr.

Irving, TX 75039

Phone: (972)444-0376

Fax: (972)444-8562

### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Dean Street



Jennifer Rich

### Driving Directions

#### From DFW Airport:

East on I-635, Exit #29A, Straight on Riverside

#### From I-35E:

West on I-635, Exit #29, Left at first traffic signal, Left on Riverside Dr.

### Tax Information

Estimated Tax Rate: \$2.51 per \$100 of appraised valuation

### Home Owners Association

Las Colinas HOA & Riverside Village HOA

Estimated HOA Dues: \$1,400 per year

### Schools

Carrollton-Farmers Branch ISD

- La Villita (Elementary School)
- Barbara Bush (Middle School)
- Ranchview (High School)

### Community Details

Riverside Village in Las Colinas combines a wonderfully convenient location for commuting to major work centers along with great schools, shopping and recreation. Each Coventry new home features open and spacious designs with dramatic architecture. Attention to detail is everywhere in these finely crafted new homes that feature the latest in luxury living styles and trends.

### Amenities

- Riverside Village offers its residents urban living in a location that is minutes from I-635, I-35E and George Bush Turnpike
- Residents of Riverside Village will enjoy four-championship golf courses in Las Colinas, three country clubs, hotels, a four-star resort, restaurants and lots of shopping
- The community is surrounded by beautiful greenbelts and hike and bike trails
- Close proximity to three airports; just 15 minutes from DFW International, 20 minutes from Dallas Love Field and 20 minutes from Addison Airport (General Aviation)

### Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
404 San Bernard Dr 2605 B / Design 2605	2986	2.0	4	D	2/2	2.0	\$454,429	Ready Now!
400 San Bernard Dr 3210 D / Design 3210	3248	2.0	5	D	3/1	2.0	\$466,752	Ready Now!
412 San Bernard Dr 3298 A / Design 3298	3298	2.0	4	D	4/0	2.0	\$470,729	Ready Now!

### Community Plans

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

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2320 / Design 2320	2320	1.0	3	D	2/0	2.0	\$385,000
2206 / Design 2206	2231	1.0	4	D	2/0	2.0	\$389,000
2362 / Design 2362	2362	1.0	3	D	2/0	2.0	\$391,000
2447 / Design 2447	2447	1.0	3	D	2/0	2.0	\$403,000
2605 / Design 2605	2986	2.0	4	D	2/2	2.0	\$424,000
3210 / Design 3210	3210	2.0	5	D	3/1	2.0	\$430,000
3298 / Design 3298	3298	2.0	4	D	4/0	2.0	\$434,000
3107 / Design 3107	3268	2.0	5	D	4/1	2.0	\$435,000
3263 / Design 3263	3263	2.0	4	D	4/1	2.0	\$437,000
3574 / Design 3574	3574	2.0	5	D	3/1	2.0	\$439,000



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# 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

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dishwasher, and vent hood

## Dramatic Interiors

- 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
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- 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

## Luxurious Baths

- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- 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-Hi vanities in master bath (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in 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

- Six-foot fenced back yard for added privacy
- Elegant stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- American-made clay brick
- Brick paved front porches (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Superior 50 year architectural grade shingles
- Custom built cedar garage doors
- Garage door openers with two transmitters
- 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



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- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

### Comfort & Energy Saving Features

- High efficiency energy saving tankless water heater(s)
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- 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
- Fully installed alarm system with optional monitoring for peace of mind
- 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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