



The Preserve

The Preserve New Homes in Rockwall, TX

From the \$270's

672 St. John's Place
Rockwall, TX 75087
Phone: (469)474-8084

Sales office hours:

Call for an appointment



David Raglin

Driving Directions

From Downtown Dallas, East on I-30, Left on Dalrock Rd., Right on Highway 66, Left on Lakeshore Dr., Right on East Fork.

From North Dallas, Take the George Bush Toll Road to SH 66. Go East on SH 66 to Lakeshore Blvd then North to The Preserve

Tax Information

Estimated Tax Rate: \$2.36 per \$100 of appraised valuation

Home Owners Association

The Preserve Homeowners Association
Estimated HOA Dues: \$400 per year

Schools

Rockwall ISD

- Virginia Reinhardt (Elementary School)
- Herman Utley (Middle School)
- Rockwall (High School)

Community Details

New Homes in Rockwall, TX The Preserve, just moments from Lake Ray Hubbard and quick access to I-30. A dream lifestyle awaits your family. Children attend schools from the highly acclaimed Rockwall Independent School District.

Amenities

- At The Preserve, you'll experience all the advantages of living near beautiful Lake Ray Hubbard
- The Preserve offers an ideal blend of open space and comfortable lifestyle all close to great restaurants and shopping venues
- Perfectly located near I-30
- Children will attend highly acclaimed Rockwall Independent School District

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
1579 N Hills Dr 3345 C / Design 3345	3663	2.0	4	D	3/0	3.0	\$349,999	Ready Now!
703 Cornell Dr 3510 C / Design 3510	3548	2.0	4	D	3/1	2.0	\$379,999	Ready Now!



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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® stainless steel faucet with pullout 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

- 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
- Choice of ceramic tile on fireplace surround
- Ceramic tile in powder room
- Dramatic entries with your choice of ceramic tile
- Elegant stairways with stained handrail and wrought iron balusters
- Oversized baseboards throughout
- Recessed can lighting (per plan)
- Satin nickel light fixtures to enhance your home
- 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® brushed nickel plumbing fixtures in the master bath for a timeless look
- Moen® chrome plumbing fixtures in all baths 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)
- Satine finished hardware in master bath and powder room

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 mailbox
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless gutters on all four sides of home

(in designated areas)

- Superior 30 year architectural grade shingles
- Garage door openers with two transmitters
- Durable cementitious fiberboard siding, soffit and fascia.
- Oversized homesites available
- 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
- Covered patio allows for an outdoor dining area (size per plan)
- Choice of exterior trim color(s) from color palette
- Soffit vents, ridge vent and/or air hawk ventilation system
- Satin finish exterior 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
- 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



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- 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
- Superior quality reversible ceiling fan with light kit in family room
- Superior quality reversible ceiling fan with light kit in family room and master bedroom
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- 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 certified to meet the LEED for Homes program guidelines ensures our Eco Smart homes will provide a cleaner, healthier and more cost efficient home to operate and maintain, plus the homes are independently inspected for performance.
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

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- 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

Extra Touches

- All bedrooms and game room blocked for ceiling fans
- 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



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