



The Tribute

Phase I

From the \$280's
The Colony, TX 75056
Phone: (214)882-3160

Sales office hours:

Call for an appointment



Suzanne Payne

Driving Directions

North on Dallas Tollway to Lebanon,
West on Lebanon, Cross over 423, down
2 miles, Turn left on Bankside Dr.

Tax Information

Estimated Tax Rate: \$2.47 per \$100 of
appraised valuation

Home Owners Association

The Tribute Homeowners Association
Estimated HOA Dues: \$1,200 per year

Schools

Little Elm ISD

- Hackberry (Elementary School)
- D.H.Brent (Intermediate School)
- Lakeside (Junior High School)
- Little Elm (High School)



Community Details

The Tribute is a resort styled, master-planned community that will offer two world class golf courses, a unique Scottish landscape theme and innovative land plan. Golf course and waterfront homes in a peninsula setting literally surrounded by Lake Lewisville will be unlike anything else currently in Dallas/Fort Worth. The uncommon, authentic old world European feel of the community will create a unique living environment for residents.

Amenities

- A 1,500-acre master-planned community nestled on Lake Lewisville. The Tribute a premier golf course and lake resort community
- Highly-rated Tribute Golf Course and clubhouse as well as future golf course
- The Tribute offers 2 Amenity Centers - including one with spray park, tot pool, and playground; and one with resort-style pool and gardens
- Beautifully landscaped canals throughout
- Enjoy 6.7 miles of winding, scenic hike-and-bike trails
- Hundreds of acres of accessible, natural space
- Easy access to future Little Elm elementary school and middle school sites within community
- Future beach club resort style marina with boat slips, pier, restaurants and swimming pool
- Second golf course (Justin Leonard Signature Course)

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
3405 Dunbar Ct 3202 E / Design 3202	3201	2.0	4	D	3/1	3.0	\$319,999	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

Comfort & Energy Saving Features

- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Vinyl framed windows with double-pane, low-e glass for energy efficiency
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- 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
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-13 insulation in exterior air conditioned walls
- R-38 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Energy saving gas heating system with electronic ignitor (no pilot)
- 14 SEER high efficiency air conditioning system(s)
- Programmable comfort center thermostat maximizes home comfort year round
- Energy Star rated programmable thermostats
- High efficiency energy saving gas water heater(s)
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Insulated water supply pipes on exterior walls

- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Energy Star rated ceiling fans

Ideal Kitchens

- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Energy Star rated dishwasher maximizes efficiency
- Whirlpool® stainless steel appliance package for the gourmet chef in the family includes a cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Recirculating filtered vent hood
- Handsome kitchen cabinetry custom-built on-site maximizes use of available space (choice of stain color)
- Elegant crown moulding on kitchen cabinetry
- Island work centers (per plan)
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Moen® faucet with vegetable sprayer
- 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
- Recessed can lighting
- Convenient laundry area with custom shelves and rod

Dramatic Interiors

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of ceramic tile
- Choice of interior paint colors add your own personal touch
- Elegant stairways with oversized stained handrail, iron balusters and waterfall treads (per plan)
- Elegant crown moulding in selected areas lends a classic look to the interior
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Eight foot interior doors on first floor (per plan)

- Arched, raised panel interior doors
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Choice of plush carpet with a quality 1/2 inch pad

Suite Dreams

- Medicine cabinet in master bath
- Ceramic tile flooring in entire master and hall 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
- Acrylic garden tub in master bath for ultimate relaxation
- Separate glass enclosed, mudset master shower with choice of ceramic floor tiles
- Elongated commode in all baths
- Granite vanity tops with undermount bowls in master bath offers a durable, seamless appearance
- His & Hers Hi-Hi vanities in master bath (per plan)
- Custom framed mirrors in the master bath and powder bath create an elegant feel
- 12 x 12 ceramic tile surrounds in master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- A/C vent(s) in master walk-in closet(s)
- Ceramic tile shower surrounds in secondary baths

Classic Exteriors

- Classic design exteriors with prestigious appearance
- Choice of exterior trim color(s) from color palette
- Brick paved front porches (per plan)
- Elegant stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- Drought resistant Texas native plantings conserve water when rain is scarce



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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
- Two larger caliper trees planted in front yard
- Fully sodded front and back yards
- American-made clay brick
- Durable cementitious fiberboard siding, soffit and fascia.
- Superior 30 year architectural grade shingles
- Steel carriage garage door with decorative hardware
- Garage door openers with two transmitters
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Oversized concrete back patio allows for an outdoor dining area
- Custom cast stone address plaque with logo
- Six-foot capped, cedar wood fence with metal posts in back yard for added privacy
- Oversized homesites available
- Seamless gutters on all four sides of home
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- On site custom framing
- Durable cementitious fiberboard siding, soffit and fascia provide termite resistance and flame resistance

Extra Touches

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- National Warranty Program – We are confident in the quality of our homes and our warranty program provides you with the added assurance and peace of mind that your home will deliver the value and enjoyment you deserve
- 6 hours of personal time with a Professional Decorator at our Design Center
- Optional bonus spaces available on many plans
- Engineered, certified and individually inspected foundations
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed internet access



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