



Winding Creek Estates

75' Homesites

From the \$280's

12891 Winding Creek Dr
Frisco, TX 75035

Phone: (972)569-3925

Fax: (972)562-0142

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Pat Connell

Driving Directions

From SH 121 go north on Custer Rd. to 1/2 mile past Eldorado Pkwy. Turn left into the community.

From Hwy 380 go south on Custer Rd to 1/4 mile past Westridge, turn right into the community.

Tax Information

Estimated Tax Rate: \$2.18 per \$100 of appraised valuation

Home Owners Association

Winding Creek Homeowners Association
Estimated HOA Dues: \$450 per year

Schools

Frisco ISD

- Gerald Sonntag (469)633-3850 (Elementary School)
- Roach (469)633-5000 (Middle School)
- Heritage (469)633-5900 (High School)

Community Details

Welcome to the beautiful community of Winding Creek located in Frisco. Winding Creek combines a convenient location with soft-spoken personality with advantages of living near wooded greenbelt trails, restaurants and shopping. This family oriented community is the perfect place for your new Coventry Home!

Amenities

- From shopping to endless dining options, Winding Creek offers easy access to US-75 and Hwy 121
- Stonebriar Mall, is located just minutes from the community
- Close proximity to the beautiful Dr Pepper Ballpark and Dr Pepper StarCenter
- Residents of Winding Creek will enjoy peaceful strolls through the beautiful wooded greenbelts
- Children will attend Frisco 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
12926 Early Wood Dr 3363 B / Design 3363	3811	2.0	4	D	3/0	3.0	\$375,773	2
12894 Early Wood Dr 2768 C / Design 2768	2774	1.0	4	D	3/0	3.0	\$333,221	1
12701 Winding Creek Dr 2686 C / Design 2686	2705	1.0	4	D	2/1	2.0	\$314,076	0
13023 Early Wood Dr 3345 B / Design 3345	3740	2.0	4	D	3/0	3.0	\$375,931	0
12896 Brook Ridge Dr 4296 C / Design 4296	4423	2.0	5	D	4/0	3.0	\$402,529	0

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2686 / Design 2686	2686	1.0	4	D	2/1	2.0	\$281,990
2768 / Design 2768	2768	1.0	4	D	3/0	2.0	\$289,990
3012 / Design 3012	3117	2.0	4	D	3/0	2.0	\$296,990
3345 / Design 3345	3427	2.0	4	D	3/0	2.0	\$308,990
3363 / Design 3363	3416	2.0	4	D	3/0	2.0	\$312,990
3434 / Design 3434	3495	2.0	4	D	3/1	2.0	\$315,990
3621 / Design 3621	3769	2.0	4	D	3/1	2.0	\$322,990
3728 / Design 3728	3757	2.0	4	D	3/1	2.0	\$325,990
4296 / Design 4296	4423	2.0	5	D	4/0	2.0	\$349,990



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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 secondary 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
- Dual sink in master bath
- 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
- 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



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- provides fresh air into the home refreshing old, stale air
- 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
- 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

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



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