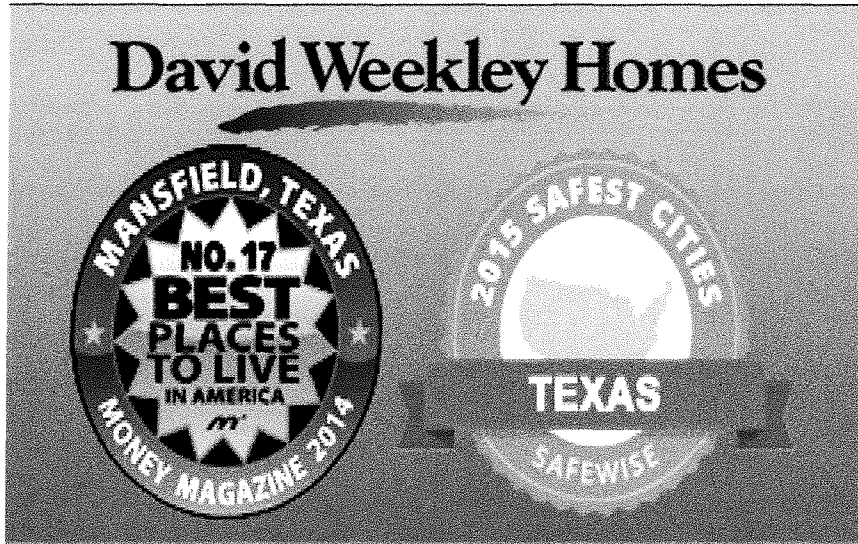


# WHY COMPROMISE? LOVE WHERE YOU LIVE.



City Of Mansfield, Mansfield ISD, Johnson County

Tax Rate 2.64%

PID- \$1,000 Per Year-Tax

## HOA Information:

Resort Pool, Amenity Center, 4 Lakes, Miles of Trails, and More!

\$450 per year

## Mansfield School Information:

Annette Perry Elementary: PreK-4<sup>th</sup> Grade Students

Mary Orr Intermediate School: 5-6<sup>th</sup> Grade Students

Rogene Worley Middle School: 7-8<sup>th</sup> Grade Students

Lake Ridge High School: 9-12<sup>th</sup> Grade Students

## South Pointe

MANSFIELD TEXAS

### Nearest Grocery Store:

Signature Kroger-Broad St.

### Nearest Hospital:

Mansfield Methodist Hospital-Broad

### Major Shopping Areas:

Mansfield Town Center East &  
West

Hwy 287 & Debbie Lane

Walnut Creek Village

287 & Walnut Creek

Broad Street Commons

Hwy 360 & Broad

**Kristin Helbing**

**602-338-1146**

**or**

**Ron Bates**

**214-404-8094**

Visit us online!

[www.davidweekleyhomes.com](http://www.davidweekleyhomes.com)

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Enjoy a  
**\$2,000**  
Amazon.com  
Gift Card\*



**When you purchase a beautiful David Weekley home in the Dallas/Ft. Worth area between January 1 and April 15, 2017, we're giving you a \$2,000 Amazon.com Gift Card\* to stock your kitchen!**



DavidWeekleyHomes.com



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# Check Us Out ✓



10 Reasons to Choose David Weekley Homes			
	David Weekley Homes	Builder 2	Builder 3
<b>1. Our Brand Promise</b> With 40 years of home building excellence, we have established a solid reputation by delivering on our Brand Promise of Innovative Design, Incomparable Choices, and Inspired Customer Service for more than 80,000 Homebuyers and counting.	✓		
<b>2. Triple Crown of Home Building</b> First builder in the United States to receive the three most coveted honors in the industry: "America's Best Builder," "The National Housing Quality Award" and "National Builder of the Year."	✓		
<b>3. Multi--level Warranty</b> An entire department dedicated to warranty service, with an industry-leading multi-level warranty that will be there for years to come.	✓		
<b>4. Customer Service</b> Ranked Highest in Customer Satisfaction With New Home Builders in Atlanta (2008), Austin (2003, 2007, 2008 and 2009), Dallas/Ft. Worth (2000), San Antonio (2010) and Tampa (2002 and 2008). In addition, our company's Customer Satisfaction rating with our Homebuyers has reached 96 percent.	✓		
<b>5. Personal Builder<sup>SM</sup> Program</b> Homebuyers receive an unparalleled home building experience through our Personal Builder program, which includes regular meetings and communication throughout the building process to ensure Customer Satisfaction.	✓		
<b>6. Custom Choices<sup>TM</sup></b> Thousands of options and upgrades available to personalize a new home. Homebuyers meet with a professional Design Consultant to select everything from fixtures and countertops to appliances and tile.	✓		
<b>7. LifeDesign<sup>SM</sup></b> With nearly 700 design awards, our unique LifeDesign concept makes our homes live and feel larger. Details such as Sight Lines, Traffic Patterns, Room Placement and Windows & Light are incorporated into our homes to enhance their design.	✓		
<b>8. MyDWHome.com</b> A customized website exclusively for Homebuyers with everything about their new home. The site allows Homebuyers to share photos, email their Sales Consultant or Personal Builder, create Inspiration Boards with décor ideas and much more!	✓		
<b>9. Homeowner Portfolio</b> Portfolio with a wealth of helpful information about the care and maintenance of our homes, as well as details about the loan process, decorator selections, construction and closing.	✓		
<b>10. Dedicated People</b> Earned a place 10 times on <i>FORTUNE</i> ® magazine's coveted "100 Best Companies to Work For®" list. We believe that happy Customers begin with our Team; therefore, we are committed to providing a rewarding workplace culture so that we can truly fulfill Our Purpose of <i>Building Dreams, Enhancing Lives.</i>	✓		

## David Weekley Homes

**service & benefits  
you can count on**



## **As David Weekley's preferred lender, working with Priority Home Mortgage has its advantages.**

- .I Full service FNMA, HUD, and VA approved mortgage company
- .I Highly qualified and experienced Loan Originators and support staff.
- .I No loan origination fee
- .11% seller credit towards closing cost (1st lien)
- .I Seller paid Owners Title Policy for the loan amount (1st lien)
- .I Accurate closing fees on your estimates. No "Surprises" at closing
- .I On time closing
- .I Our long-standing relationship with your sales consultant makes for a seamless transaction, Contract-to-Close

All of this translates into significant savings to you in fees you would otherwise pay with an outside lender.

**Priority Home Mortgage, LP.**

**3301 N. 135 East, Suite B  
Carrollton, Texas 75007**

**Tel 972.446.7757**

**[www.PriorityHomeMtg.com](http://www.PriorityHomeMtg.com)**



2016 Priority Home Mortgage, L.P. headquartered at 11011 Richmond Avenue, Suite 830 Houston, TX 77042. NMLS# 311939 All rights reserved. Loans subject to credit, underwriting and property approval. Not all loans available in all areas and not all borrowers will qualify. This is not a commitment to lend. Terms and programs subject to change without notice. Home loan products may involve appraisal fees, title search fees and other fees, but there is no cost to obtain details or apply. Other terms and conditions apply. Some loans may be government insured. We are pledged to the letter and spirit of the United States policy for the achievement of equal housing opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are not barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin. Provided as information only. Print date: 11/05/15



# South Pointe- AVAILABLE NOW!!!!

## Showcase Homes

Come home to South Pointe and experience a new home, within this Charming Master Planned Community. Located at the corner of 287 & 360 off Lonestar Rd., South Pointe features 3 series of award-winning David Weekley Homes.



### **The Pitney A - 1 Story 3204 sf- 4 Bed/3.5 Bath Available NOW!!!!**

**\$475,000 1210 Stonewall**

Enter this unbelievable one story home through a stunning open courtyard. This home is perfect with a large open family room with beautiful fireplace and oversized windows for an amazing view of your backyard. You will absolutely love your own private spa for a master bathroom. It features gorgeous glass sinks, a stunning corner tub, walk in super shower & huge closet



### **The Annabella B - 2 Story 3073 sf - 4 Bed/3.5 Bath Available NOW!!!**

**\$435,000 1102 Norwood**

Wait until you see the dramatic sweeping staircase on this fabulous two story plan. This home has a kitchen that your "family chef" would be proud of, featuring stainless steel appliances and a double oven package. Extended, large backyard.



### **The Consuelo A - 2 Story 3583 sf- 4 Bed/ 3.5 Bath Available NOW!!!!**

**\$495,000 3205 Star Hill Rd**

Sitting perfectly on a "one of kind" oversized corner home-site, you will love this Showcase home. The oversized front porch allows you to relax and view nature from your front porch! It has a dramatic open ceiling in the family room and custom built gas fireplace. Includes, Game room, Pre-wired Media Room, children's study space, formal dining, and a home office.



### **Ranchwood A - 2 Story 3693 sf- 5 Bed /4.5 Bath**

**Available NOW!!!**

**\$525,644 1212 Stonewall Drive**

This amazing home greets you with an elegant foyer opening to a beautiful study with French doors. Dream kitchen complete with oversized island, granite countertops, upgraded stainless GE appliances with Double Oven and 36" 6 Burner Cooktop.. Features oversized sliding glass doors opening to the grand outdoor living. 3 car garage with tons of storage.

[www.davidweekleyhomes.com](http://www.davidweekleyhomes.com)

**Kristin Helbing**

**602-338-1146**

or

**Ron Bates**

**214-404-8094**



ENVIRONMENTS FOR

*Living*

**GUARANTEE Heating/Cooling**  
averages ♦

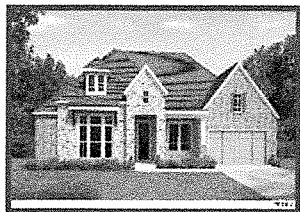
\*Pricing varies per floor plan

# David Weekley Homes

# South Pointe- MAY 2017 MOVE IN!!!

## Showcase Homes

Come home to South Pointe and experience a new home, within this Charming Master Planned Community. Located at the corner of 287 & 360 off Lonestar Rd., South Pointe features 3 series of award-winning David Weekley Homes.



### **The Malta- 1 Story 3410 sf - 4 Bed / 3.5 Bath**

**Available May 2017**

**\$509,657 1208 Rendon Place**

David Weekley's largest one story plan situated on oversized home site. Featuring a rare "Downstairs Media Room" pre wired for surround sound!!! Perfect for entertaining friends & family. This home has custom choices galore!!!! All the space and rooms of a 2 story plan, but luxuriously displayed on one level. MUST SEE the cathedral style ceilings in the family and kitchen!



### **The Roseburg- 1 Story 3015 sf - 4 Bed / 3 Bath**

**Available May 2017**

**\$468,058 1214 Norwood Street**

This gorgeous one-story home has a beautiful open concept layout, but with a cozy feel to it. Oversized garage with huge area for storage or even a workshop. Optional Super Shower with beautiful corner tub and separated sinks, with custom counter linen cabinet and GIANT master closet.



### **The Greencastle- 1 Story 2543 sf - 4 Bed / 3 Bath**

**Available May 2017**

**\$405,883 1111 Norwood Street**

This fabulous one story home is unique in so many ways. Featuring extended covered porche making outdoor living comfortable. Dramatic vaulted dining ceiling surrounded by beautiful windows inviting natural light in, oversized pantry, GE Stainless 36" Gourmet Cooktop with Double Oven.

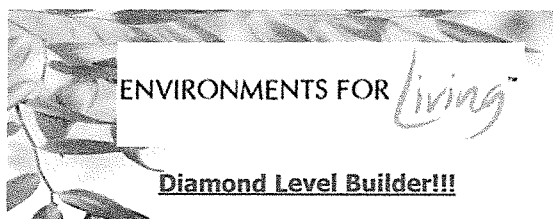
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### **The Forestgrove A- 2 Story 3315 sf - 4 Bed / 3.5 Bath**

**\$471,571 1106 Norwood Street**

Beautiful 2 story home, featuring incredible Stone Elevation, with J-Swing 2 car garage. This home includes a walk in storage room, a large outdoor living space, a beautiful kitchen with custom cabinetry including glass accent panes, a gourmet kitchen, and more!



**GUARANTEE Heating/Cooling  
averages \$80/month!\***  
\*Pricing varies per floor plan

**Kristin Helbing  
602-338-1146**

**Ron Bates  
214-404-8094**



# David Weekley Homes

# David Weekley Homes

## The DAVID WEEKLEY HOMES Difference

Diamond Level Builder  
High Level Customer Service  
Energy Efficiency & Quality  
Brand Recognition

Mansfield School District  
Lake Ridge High School

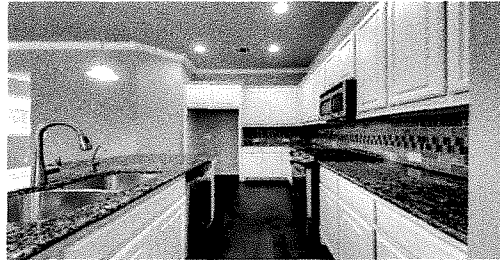
**TAX RATE:**  
2.64%

**HOA DUES:**  
\$450 annually  
(paid quarterly)

**AMMENITIES**  
Resort Style Pool  
Clubhouse  
Lakes with Outlook Viewing area  
Miles of Trails  
New Mansfield Schools  
Retail & Dining\*



## Cottage Series



**7 Floor Plans - 50' Homesites**  
1950- 2929 Square Feet

Mostly home sites are 50' wide  
by 110' deep

Mostly 2 car garage front entry

Extra Low Utility Bills

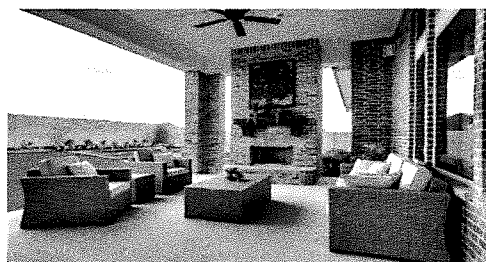
## Village Series



**6 Floor Plans - 65' Homesites**  
2593 - 3315 Square Feet

Exceptionally Customizable Plans  
Private, some larger garages,  
More Custom Choices Included  
Extra Low Utility Bills

## Manor Series



**6 Floor Plans - 75' Homesites**  
3015 - 4000 Square Feet

Wider Home Site  
Some 3 Car Garages  
Sizeable Backyard  
More Custom Choices Included



Kristin Helbing

### South Pointe Cottage Model

3201 Carrington Drive  
Mansfield, Texas 76063  
**602-338-1146**

[khelbing@dWhomeS.Com](mailto:khelbing@dWhomeS.Com)



Ron Bates

### South Pointe Village Model

3203 Carrington Drive  
Mansfield, Texas 76063  
214-404-8094

[rbates@dwhomes.com](mailto:rbates@dwhomes.com)

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# David Weekley Homes

## Cottage 50' Series

<u>Floorplan</u>	<u>Description</u>	<u>Elevation and Price</u>
The LONGLAKE		B \$302,990
(1950 sqft)	1 story, 3 bed, 2 bath, 2 car garage \$68	C \$305,990
The FOUNDRY		B \$304,990
(2150 sqft)	1 story, study, 3 bed, 2 bath, 2 car garage \$75	C \$309,990
		D \$310,990
The MYRTLEWOOD		B \$310,990
(2323 sqft)	1 story, 3 bed, 2 bath, study, 2 car garage \$72	C \$316,990
The HERRICK		A \$311,990
		B \$313,990
(2432 sqft)	1 story, 4 bed, 3 bath, STUDY, dining, 2 car garage \$92	C \$315,990
The JEWELL		A \$336,990
MODEL		C \$343,990
(2725 sqft)	2 story, 4 bed, 3 bath, study, 2 car garage \$106	D \$344,990
The RANGELAND		A \$338,990
(2846 sqft)	2 story, 4 bed, 3.5 bath, STUDY, retreat, 2 car, 881	B \$338,990
		C \$343,990
The WESTGATE		A \$350,990
(2929 sqft)	2 story, 4 bed, 3.5 bath, RETREAT, study, 2 car garage, \$106	D \$353,990
		E \$356,990

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# David Weekley Homes

## Village 65' Series

<u>Floorplan</u>	<u>Description</u>	<u>Elevation and Price</u>
The DOWELL		A \$364,990
(2593 sqft)	1 story, 4 bed, 3 bath, study, 2.5 car garage \$87	B \$369,990
<hr/>		
The GREENCASTLE		A \$362,990
(2543 sqft)	1 story, study, 3 bed, 2.5 bath, 2 car garage \$82	B \$357,990
<hr/>		
<del>The</del> TARREYTON		A \$363,990
(2807 sqft)	1 story, 4 bed, 3 bath, study, retreat, dining, 2 car garage \$72	B \$364,990
<hr/>		
The ANNABELLA		A \$397,990
		B \$402,990
(3059 sqft)	2 story, 4 bed, 3.5 bath, STUDY, formal, 2 car garage \$82	C \$403,990
<hr/>		
The BLANCO		C \$397,990
(3119 sqft)	2 story, 4 bed, 3 bath, study, retreat, 3 car garage \$118	B \$390,990
<hr/>		
The FORESTGROVE		A \$413,990
(3315 sqft)	2 story, 4 bed, 3.5 bath, STUDY, retreat, 2 car garage \$88	B \$411,990

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\*NOTE: Estimated heating and cooling costs per month

