LEGENDS CROSSING

COMMUNITY SERVICES

Greater Irving-Las Colinas Chamber of Commerce	214.217.8484
Driver's License	972.253.4171
Vehicle Registration	214.653.7811
Voter Registration	972.434.4730
Irving Public Library	972.721.2628
Irving Police Department (non-emergency)	972.273.1010
Irving Fire Department (non-emergency)	972.721.4857

UTILITIES

Telephone Service	AT&T U-verse	877.440.4296
Electric Service	Oncore	888.313.6862
Texas Electric Choice		www.texaselectricitychoice.com
Power to Choose		www.powertochoose.org
Gas Service	Atmos Energy	800.621.1867
Gas Emergency		800.692.4694
Water and Sewer Service	City of Irving	972.721.2411
Garbage Collection	City of Irving	972.721.8059
Recycling Department	City of Irving	972.721.8059
Cable TV Service	AT&T U-verse	877.440.4296
DirectTV		855.852.4388

SCHOOLS-Carrollton-Farmers Branch I.S.D

Landry Elementary School	265 Red River Trail, Irving, TX	972.968.2100
Barbara Bush Middle School	515 Cowboys Parkway, Irving, TX	972.968.3700
Ranchview High School	8401 Valley Ranch Parkway, Irving, TX	972.968.5000

HOMEOWNER ASSOCIATION DUES

HOA dues are $2,400 per year for Townhomes and $1,000 per year for Bungalows.

PROPERTY TAX

City	0.594100
CFB ISD	1.401000
Dallas County	0.243100
Community College District	0.124000
Parkland Hospital	0.279400
School Equalization	0.010000
TOTAL	2.651600

02.10.21

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LEGENDS CROSSING

Townhomes

INCLUDED FEATURES

LUXURY FINISHES

- 2 Panel, 8' hollow core interior doors (first floor)
- Pre-wired for telephones in 3 locations (per plan)
- Pre-wired for 2 Cat6/RG6 tv/data locations (per plan)
- Ring doorbell system
- Garage is taped, bedded and painted
- Luxury Vinyl Plank Flooring Entry, Living & Kitchen
- Kwikset® satin nickel hardware
- 3 ¼" baseboards throughout home
- Ceramic tile flooring in utility and second-floor baths
- Pre-wired for ceiling fans at family room, bedrooms, game and/or bonus room (per plan)
- 10-year Homebuyer Protection Plan

DRAMATIC INTERIORS

Kitchen

- Whirlpool stainless steel appliance package:
  - 30" Gas range, dishwasher, garbage disposal and microwave oven
- Granite countertops in kitchen with tile backsplash
- Stainless steel under-mount sink
- 42" cabinets with hidden hinges and crown molding

Primary Suite

- Engineered marble countertops with 4" backsplash
- MOEN Brantford 4" chrome plumbing fixtures
- Shower with tile surround and glass shower enclosure (per plan)
- Elongated commode

Powder and/or Secondary Baths

- MOEN Brantford 4" chrome plumbing fixtures in powder room
- MOEN Brantford 4" chrome plumbing fixtures in secondary baths
- Pedestal sink in powder room
- Elongated commodes in all baths

STRIKING EXTERIORS

- Fully automated sprinkler system per building
- Fully sodded front and side yards
- Full landscape package
- Full guttering

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Striking Exteriors - Continued

- 8’ Fiberglass front door
- Engineered sub-floor system
- 30-year Dimensional shingles
- Brick exteriors and/or stone (per plan)
- Cast stone address block
- 2 hose bibs

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 or R-19: Batt insulation in all exterior walls
- R-22: Batt insulation in sloped ceilings
- R-49: Blown insulation in all flat ceilings
- Poly-sealed insulation treatment at all door and window openings, plates and mechanical openings
- 16 SEER A/C system with 80% AFUE furnace
- Digital programmable thermostats
- 1 - 50 Gallon gas water heater (per plan)
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance
- R-3 insulated sheathing on exterior walls