

1712 Pegasus Drive Forney TX,  
75126

**Active**  
Jul 2022

**SQUARE FT.**  
2,389 sq. ft.

**PRICE**  
\$426,000

**GARAGE**



2

**STORIES**



2

**BEDROOMS**



3

**BATHS**



2



**WELCOME TO** The Sterling

Beautiful new Ashton Woods home only 22 miles from the Dallas-Fort Worth Metroplex, and located within the amenity rich, master planned community of Gateway Parks in Forney. This 2-story brick home has both a front porch and backyard patio that's perfect for anyone that loves spending time outside. This timeless premium collection home has gorgeous whitefill oak vinyl plank flooring in the flex room, foyer, and kitchen-dining-family room area. The flex area could be used as a formal dining room, office space, or downstairs game room. With an open floorplan, the home is perfect for entertaining with clear sightlines and plenty of space. The upscale kitchen is designed with silestone white arabesque quartz countertops, three satin nickel pendant lights above the eat-in island, pure white shaker cabinets, white brick pattern backsplash tile, single bowl sink, spot resistant faucet, walk-in pantry, and Whirlpool stainless steel appliances with a built-in oven and microwave. Cozy up near the family room white subway tile fireplace to keep warm on cooler nights. The secluded primary suite has a double-sink vanity, bathtub, shower with a satin nickel frame, and a walk-in closet. Upstairs, the grand game room could be used as a kids play room or movie area. Both secondary bedrooms have their own walk-in closet! Add in a 2-car garage, smart home system, energy efficient lighting, ceiling fans, and brushed nickel plumbing hardware, and this new home is perfect!

## About Gateway Parks 60s

Now Selling! Introducing the newest Ashton Woods' master-planned community, Gateway Parks, located just 22 miles from the Dallas-Fort Worth Metroplex, between US80 and I-20, in Forney, Texas. Gateway Parks will connect with Gateway Marketplace, an expansive 2,000-acre development with future highlights such as fine dining, shopping and retail, offices, entertainment venues, schools, and more. Discover the beautiful homes within this close-knit community and fun-filled amenities for the entire family. You'll love the resort-style amenity center with its own clubhouse and splash pad and another resort-style pool. Throughout the community you'll find a system of scenic walking trails, parks, an outdoor pavilion and picnic areas, event lawn, greenbelts, open spaces, parks, and so much more. Here, at Gateway Parks, you can choose from a variety of home floorplans that fit you and your family's lifestyle. Then, add your own personalized touches through refined Collections. Just choose the Collection that best reflects your style and the extraordinary life you live. It's that simple. With Ashton Woods Collections, your home's design isn't just beautiful – it's simply exceptional. Together, we'll create a home that's a reflection of you and your family's personal sense of style. Whether inspired by the fun-filled amenities or the close-knit community feel, you'll love the possibilities at Gateway Parks.



SQUARE FT.  
2,389 sq. ft.

PRICE  
\$426,000

GARAGE  
 2

STORIES  
 2

BEDROOMS  
 3

BATHS  
 2

ACTIVE  
Jul 2022

First Floor B



## First Floor B



© 2019 Ashton Woods Homes. Ashton Woods Homes reserves the right to change plans, specifications and pricing without notice in its sole discretion. Square footage is approximate and floorplans shown are representative of actual floorplans. Window, floor and ceiling elevations are approximate, subject to change without prior notice or obligation, may not be updated on the website, and may vary by plan elevation and/or community. Special wall and window treatments, upgraded flooring, fireplace surrounds, landscape and other features in and around the model homes are designer suggestions and not included in the sales price. All renderings, color schemes, floor plans, maps and displays are artists' conceptions and are not intended to be an actual depiction of the home or its surroundings. Basement options are available subject to site conditions. Home site premiums may apply. While we endeavor to display current and accurate information, we make no representations or warranties regarding the information set forth herein and, without limiting the foregoing, are not responsible for any information being out of date or inaccurate, or for any typographical errors. Please see Sales Representative for additional information, including current floor plans. This is not an offer to sell real estate, or solicitation to buy real estate, in any jurisdiction where prohibited by law or in any jurisdiction where prior registration is required, including New York and New Jersey.