

Welcome Home To



CREEKSIDE
ROYSE CITY



**UNIONMAIN
HOMES**

ROYSE CITY, TX



CREEKSIDE

Royse City, Texas



Welcome home to the beautiful Creekside nestled in the heart of Royse City, Texas. You'll fall in love with the small-town charm and friendly atmosphere this community proudly fosters.

Creekside residents will receive an unparalleled living experience. With expansive lots and expertly-designed homes that feature a variety of interior and exterior style options, you're sure to find the home of your dreams. Life here extends beyond your backyard with amazing on-site amenities including a pool, playgrounds, and a number of walking paths throughout the community.

Royse City is conveniently located Northeast of Dallas, just a quick drive down I-30 to reach downtown. With proximity to the nearby Lake Ray Hubbard and Lavon Lake, there's plenty of things to do from shopping, dining, entertaining and exploring the outdoor life that Royse City has to offer.

A HOME YOU'LL LOVE FROM A BUILDER YOU CAN TRUST

In Creekside, you'll live in a UnionMain Home that's expertly designed, professionally built and personalized to your individual tastes. It's a place you'll enjoy year-round, whether you're relaxing with your family or making new holiday traditions.

LIFE BY THE LAKE

Royse City's small-town charm makes it easy to feel right at home. Located close by to Lake Ray Hubbard and Lavon Lake, there's no shortage of outdoor fun and endless adventures. Visit the Harbor at Rockwall for shopping and dining or bring the family to the water for fishing, camping, and hiking along the trails.



TOP RATED EDUCATION

Parents that join the Creekside community can rest assured that their children will receive an impressive education throughout the course of their academic journey. Royse City ISD might be rural, but the district is certainly growing each year. The district is proud to maintain excellent academic and special education programs, qualified athletics, distinguished fine arts, and top-tier facilities. Royse City ISD continuously aims to empower students who will shape the future. Students K-12 will receive innovative educational experiences that result in a passion for learning.



CREEKSIDE
ROYSE CITY



With spacious, modern floor plans, Creekside has a home for every taste and lifestyle. Our personalized homebuying process allows each family to customize their ideal space with upgrade options that meet both wants and needs.

SELECT COLLECTION

1,598-2,563 SqFt

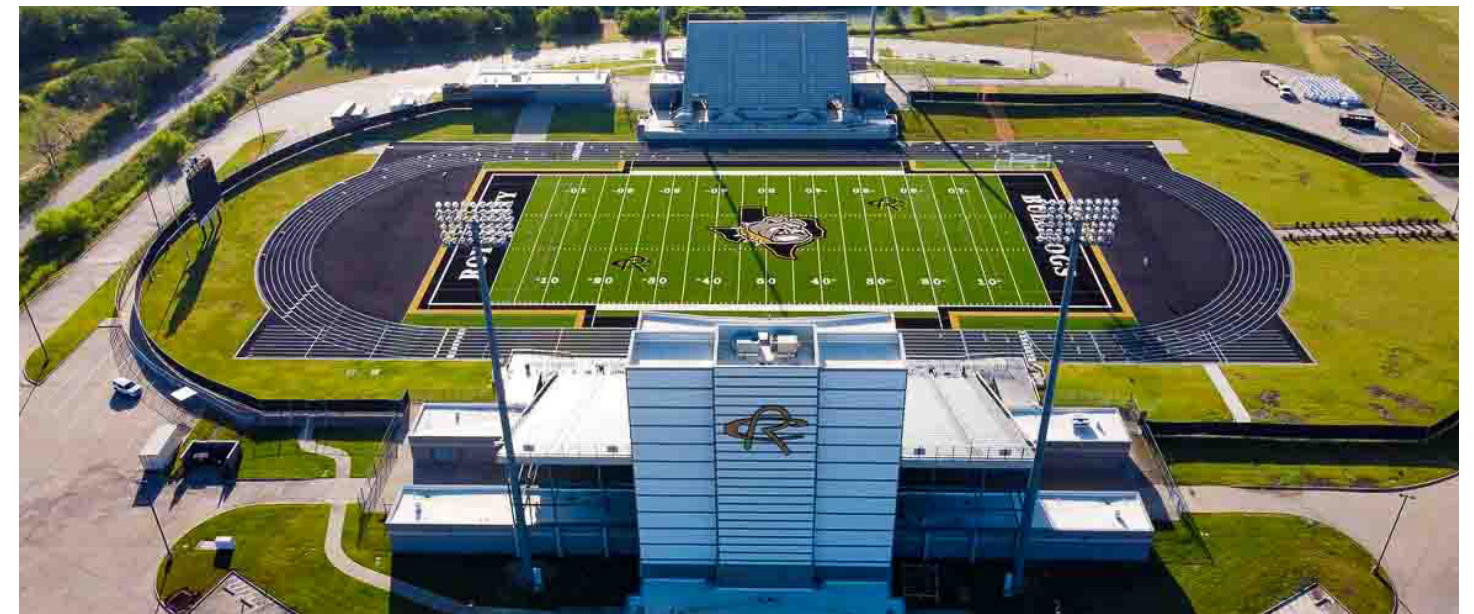
2-5 Beds

2-4 Baths

2 Car Garages

Home Office/Study in Select Home Designs

Media Room/Loft in Select Home Designs



SCHOOL DISTRICT

Ruth Cherry Elementary (K-5)

Ouida Baley Middle School (6-8)

Royse City High School (9-12)

BLACKBURN

Plan # 3310

1,598 Base SqFt



2-3 Bed



2 Bath



1 Story



2 Garage

Available Upgrade Options:

Indoor Center Fireplace, Primary Bathtub/Shower, Study in lieu of Bedroom 2

About the Blackburn:

The Blackburn presents an open floor plan that combines the convenience of a one-story home with spacious living areas. The charming porch gives way to an inviting foyer that leads into a large family room and offers a direct line of sight to the beautiful dining room and well-designed kitchen, providing plenty of counter and storage space, including a walk-in pantry. The hallway off of the kitchen gives way to a serene, covered patio and a sizable master suite. The master bathroom features a double sink vanity, a giant bathtub, a beautiful glass shower, and a spacious walk-in closet. Two guest bedrooms are located on the other side of the kitchen, each offering their own closet area and convenient access to a shared full bathroom. The mud and laundry rooms are easily accessible from both the two-car garage and the foyer.



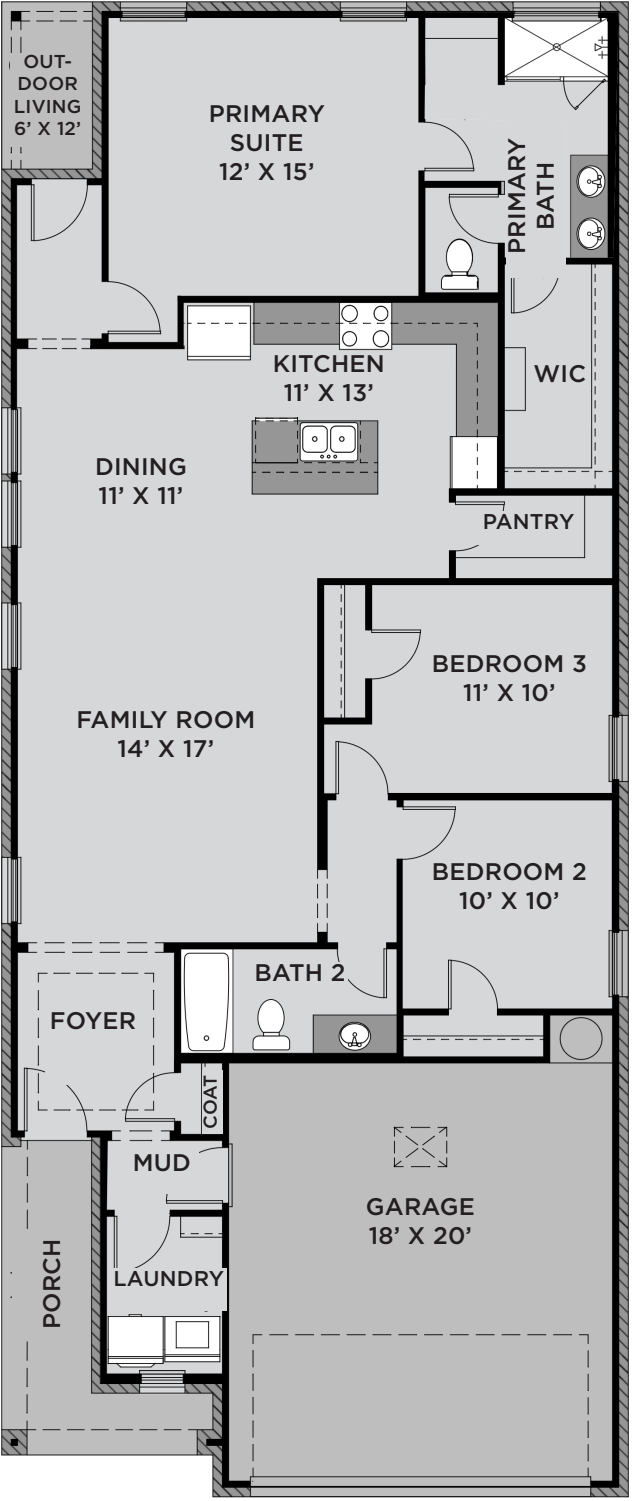
Blackburn Elevation A



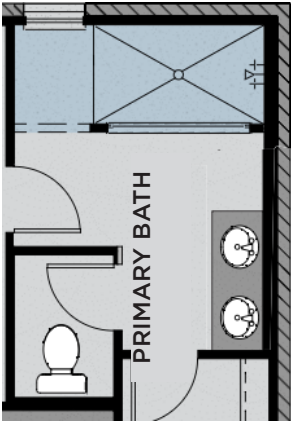
Blackburn Elevation B



Blackburn Elevation C



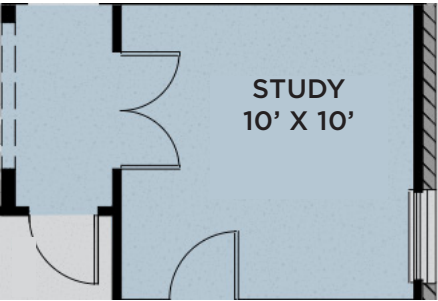
FIRST FLOOR



Primary Bathtub/
Shower



Center
Fireplace



Study ILO Bedroom
2

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CHISHOLM

Plan # 3321

1,709 Base SqFt


3-4 Bed


2 Bath


1 Story


2 Garage

Available Upgrade Options:

Optional Rear Brick, Covered Outdoor Patio, Center Fireplace, Flex Room in lieu of Bedroom 4, Kitchen Island, Gourmet Kitchen, Primary Bath Window, Tray Ceiling at Primary Suite

About the Chisholm:

Well-designed contemporary living, indoors and out. The Chisholm's enticing covered porch and entryway open to the spacious great room and desirable covered porch beyond. The well-equipped gourmet kitchen is highlighted by a large center island with breakfast bar, a walk-in pantry, and access to the dining room, the perfect layout for both formal and casual entertaining. A stunning primary bedroom is complete with spacious walk-in closet and luxurious master bath, featuring dual-sink vanity, separate tub, luxe shower, and linen closet. The large secondary bedrooms share a well-appointed full bath. Additional highlights include a centrally-located utility room.



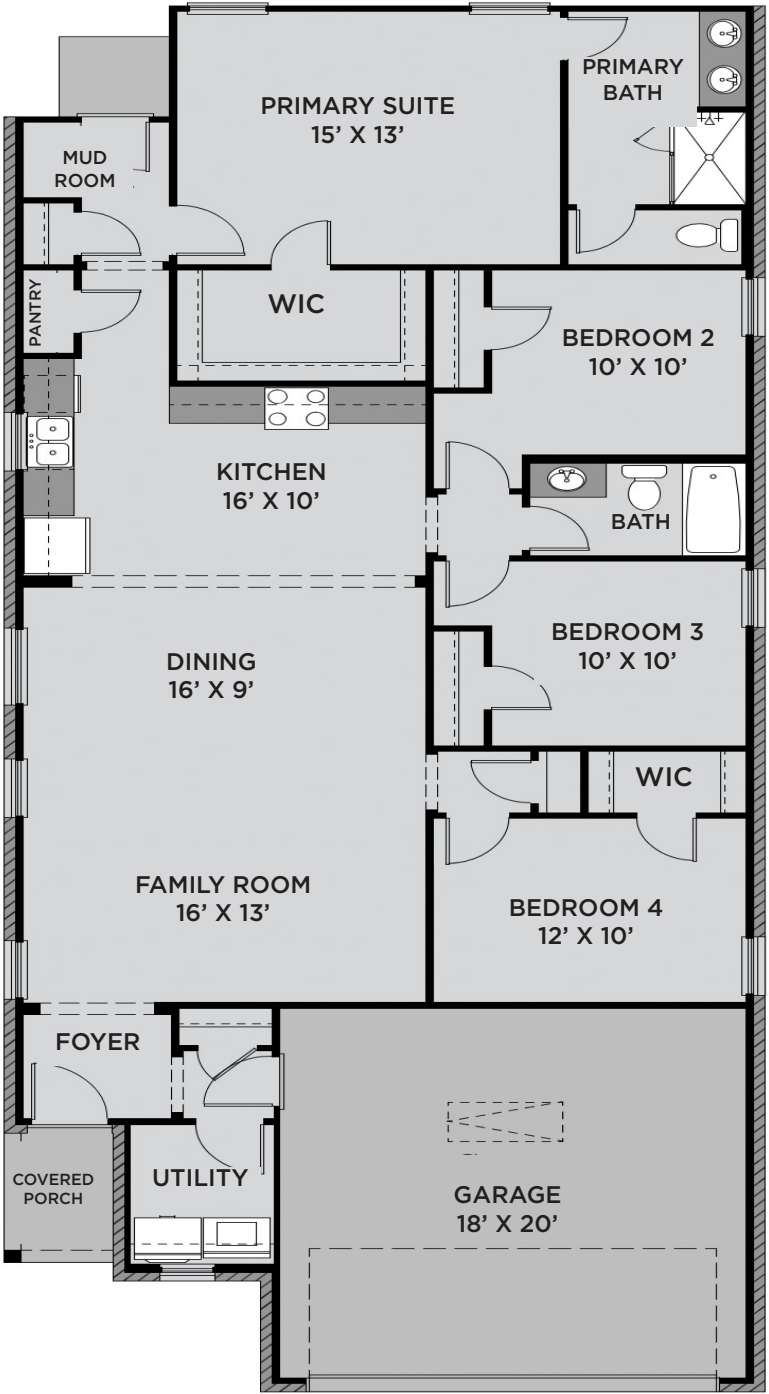
Chisholm Elevation A



Chisholm Elevation B



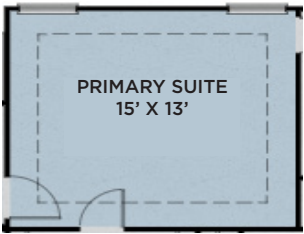
Chisholm Elevation C



FIRST FLOOR



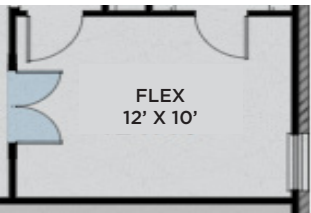
Outdoor Living



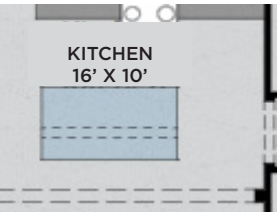
Tray Ceiling at Primary Suite



Center Fireplace



Flex Room ILO Bed 4



Kitchen Island



Primary Bath Window

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KINGSTON

Plan # 3438

2,182 Base SqFt



4 Bed



2.5 Bath



2 Story



2 Garage

Available Upgrade Options:

Base Cabinet w/ Sink at Powder, Center Fireplace, Gourmet Kitchen, Optional Brick Masonry, Laundry Cabinets, Primary Bathtub

About the Kingston:

The open and very versatile floor plan of the Kingston is perfect for a dynamic lifestyle – this is an excellent design for raising a family or entertaining. This home’s large family room is well-suited for relaxing; it includes a vaulted ceiling open concept living to the kitchen. The foyer opens to an elegant staircase and a spacious flex room. The gourmet kitchen features a center island, a walk-in pantry, and an adjacent breakfast area. Upstairs, the lavish primary bedroom suite features a large room , a roomy walk-in closet, and an exceptionally large and luxurious primary bath with a large shower, a dual-sink vanity, and a private toilet area. Upstairs includes three additional bedrooms and a bathroom. Other highlights include a powder room off the foyer.



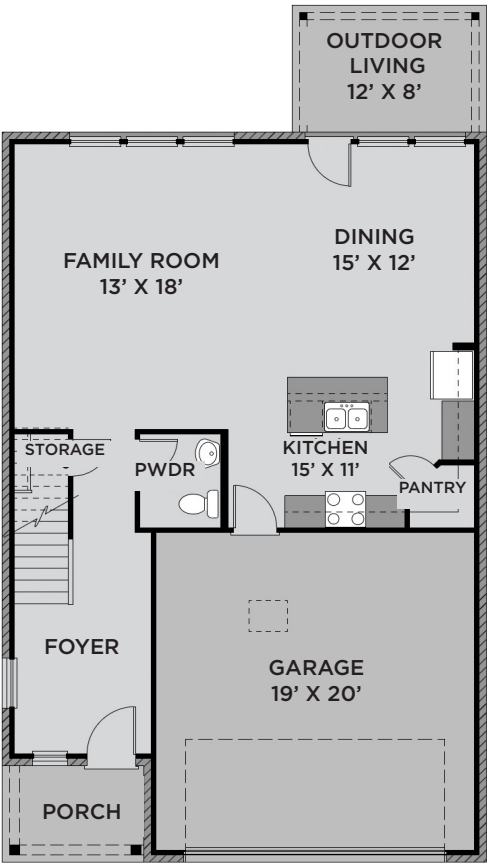
Kingston Elevation A



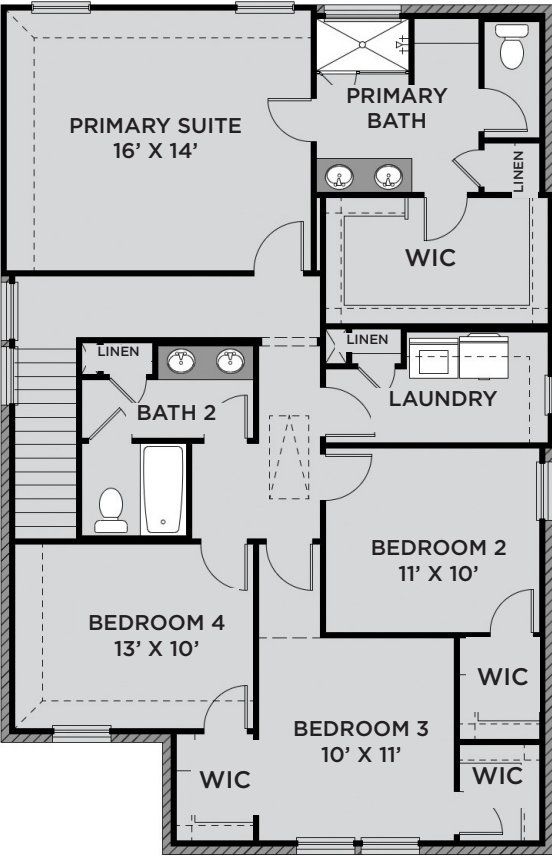
Kingston Elevation B



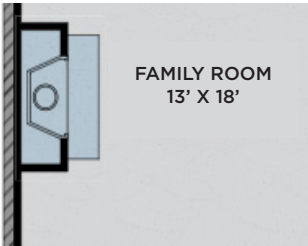
Kingston Elevation C



FIRST FLOOR



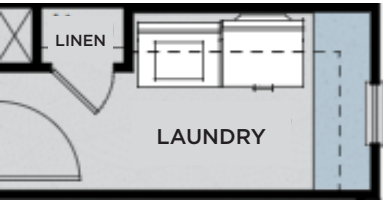
SECOND FLOOR



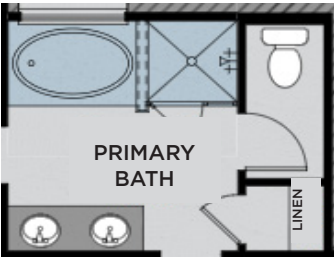
Center Fireplace



Base Cabinet w/
Sink at Powder



Laundry Cabinets



Primary Bathtub

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SHELBY

Plan # 3440

2,265 Base SqFt



4 Bed



2.5-3.5 Bath



2 Story



2 Garage

Available Upgrade Options:

Built-In Laundry Cabinets, Mud Bench, Powder Room Cabinet/Sink, Primary Bathtub/Shower, Indoor Center Fireplace, Additional Bath 3, Media Room, Gourmet Kitchen

About the Shelby:

The Shelby offers a terrific two-story floor plan perfect for entertaining friends and family. The beautiful foyer leads to a powder room and then opens into a large family room with direct access to a cozy covered patio. The family room leads to a well-designed kitchen providing a walk-in pantry, bar space, garage access, and lots of counter and storage space before opening into the elegant dining room. Behind the dining room lies the laundry room conveniently followed by the sizable master suite. The master bathroom features a double vanity sink, a welcoming bathtub, a beautiful glass shower, and a walk-in closet. The second floor houses 3 additional bedrooms, each with its own walk-in closet and access to a shared full bathroom showcasing double vanity sinks, a linen closet, and a combination shower and bathtub.



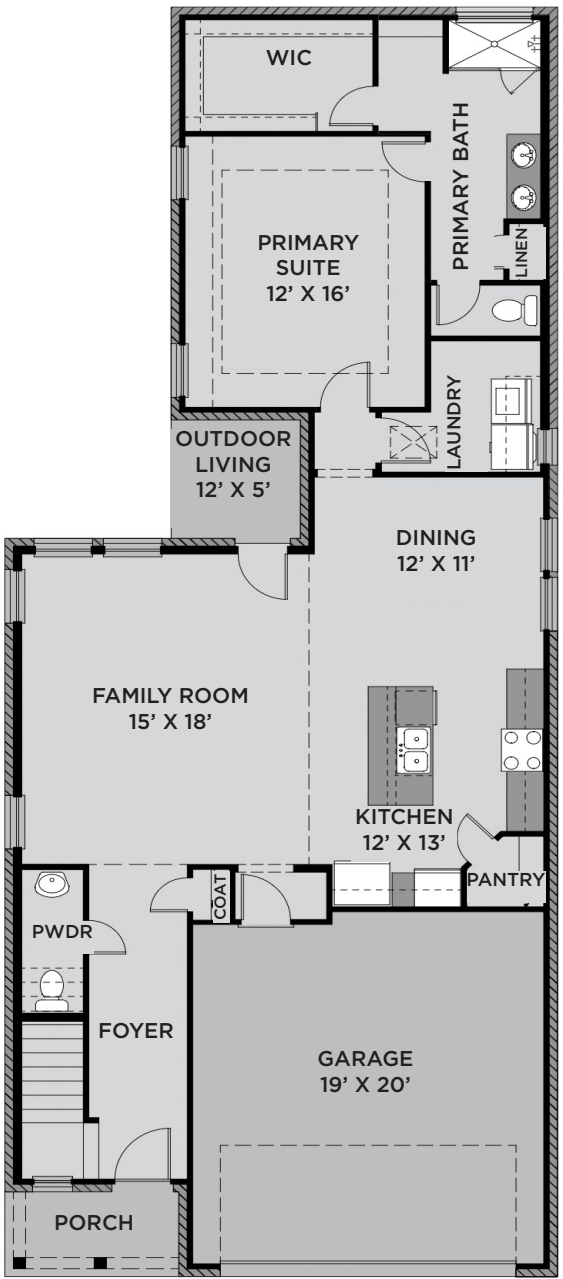
Shelby Elevation A



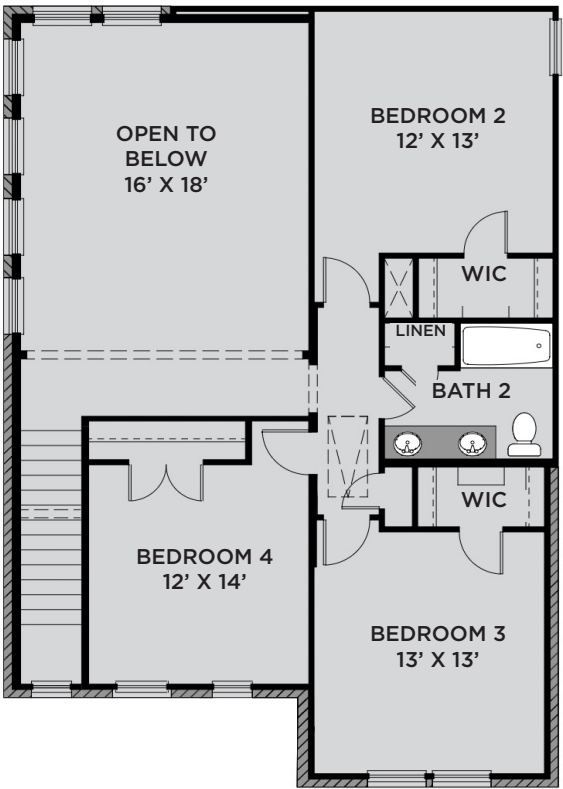
Shelby Elevation B



Shelby Elevation C



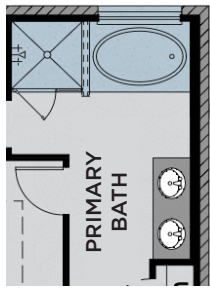
FIRST FLOOR



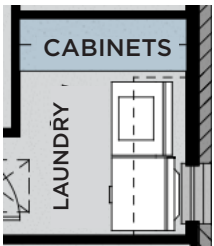
SECOND FLOOR



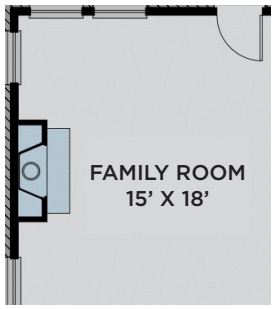
Upstairs Media Room



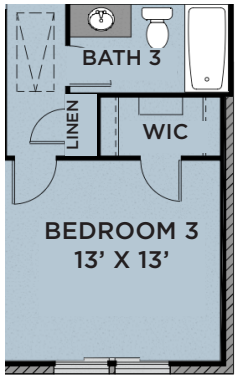
Primary Bathtub/Shower



Built-In Laundry Cabinets



Center Fireplace



Additional Bath 3

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TUCKER

Plan # 3450

2,543 Base SqFt



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

Available Upgrade Options:

Extended Outdoor Living, Tray Ceiling at Foyer, Mud Bench, Center Fireplace, Additional Bedroom 5/Bath 3, Study, Formal Dining, Powder Room Sink, Powder Room Linen Closet, Primary Bath Linen Closet, Extended Laundry Room, Laundry Cabinets, Gourmet Kitchen, Additional Family Room Windows, Dual Sink Vanity at Secondary Bath, Additional Full Bath 4, Media Room

About the Tucker:

The Tucker showcases a beautiful two-story floor plan, optimal for spacious living. After passing through the inviting foyer, this design offers a powder room and a separate multi-purpose room for a study or extra bedroom, before opening into a large living space. The well-designed kitchen offers bar space and ample counter and storage space that includes a walk-in pantry. Enjoy family meals in the beautiful dining room, in front of the TV in the spacious living room, or on the outside covered patio. The luxe primary suite on the main floor directly connects to a lovely bathroom featuring a double vanity sink, an inviting bathtub, a sparkling glassed shower, and a walk-in closet. The second story features a loft overlooking the downstairs living before leading to two bedrooms, each with their own walk-in closets, a linen closet, and a shared full bathroom.



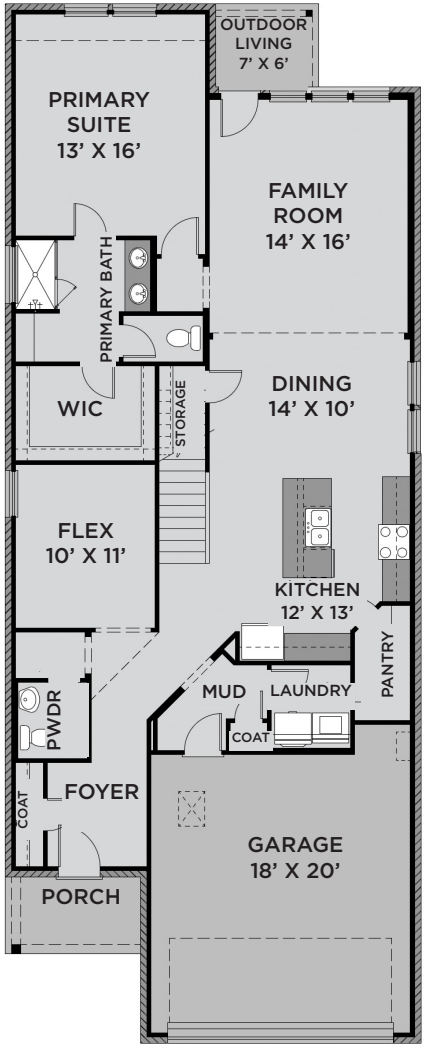
Tucker Elevation A



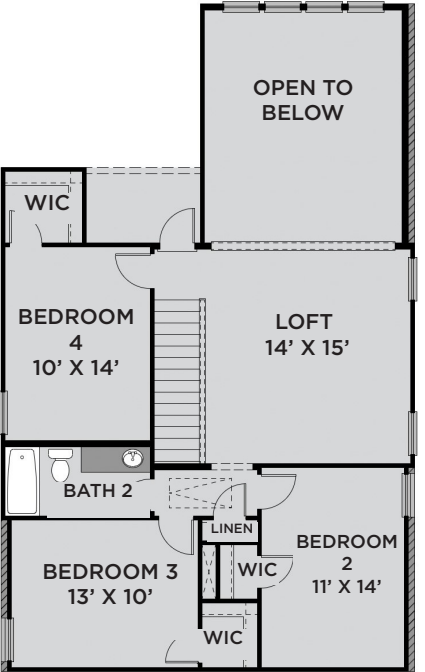
Tucker Elevation B



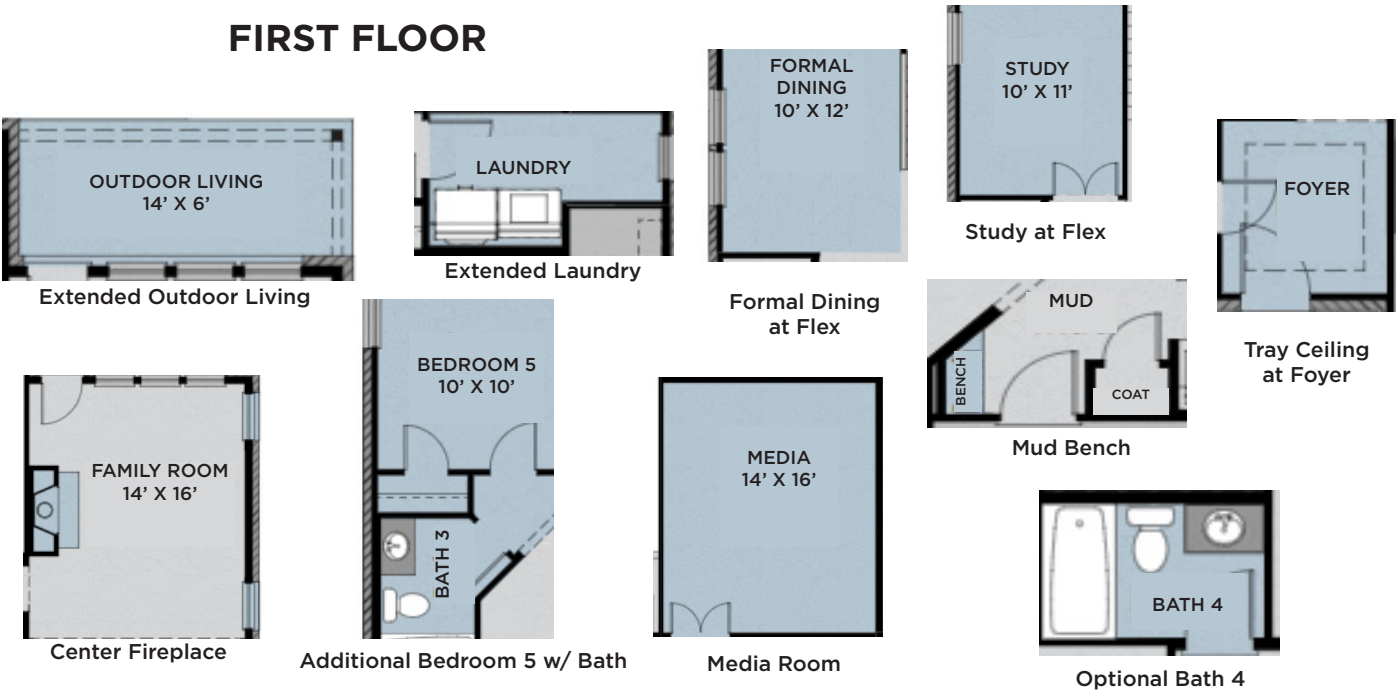
Tucker Elevation C



FIRST FLOOR



SECOND FLOOR



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WALTON

Plan # 3460

2,563 Base SqFt



4 Bed



2.5-3.5 Bath



2 Story



2 Garage

Available Upgrade Options:

Extended Outdoor Living, Primary Bath Linen Closet, Primary Bathtub, Center Fireplace, Laundry Cabinets, Primary WIC Door to Laundry, Optional Bath 3

About the Walton:

The Walton presents a spacious two-story, 4 bedroom open floor plan — perfect for hosting family and friends. The welcoming foyer has two entrances from the front door and garage, and leads to a spacious family room, passing a powder room, laundry room, and mudroom along the way. The family room flows into the elegant dining room and well-designed kitchen while also offering direct access to a serene covered patio. The kitchen provides bar space, plenty of counter and storage space, and a walk-in pantry. Behind the kitchen lies the primary suite with a beautiful bathroom featuring a dual-sink vanity, spa-like bathtub, sparkling glass showed, and walk-in closet. The second floor houses an open loft area and three more bedrooms, each with its own walk-in closet and access to a full shared bathroom showcasing dual-sink vanity, a linen closet, and a combination shower and bathtub.



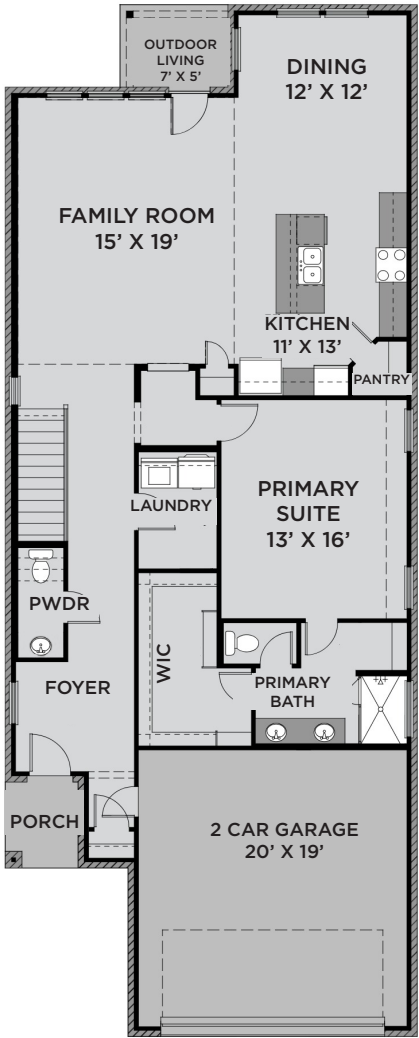
Walton Elevation A



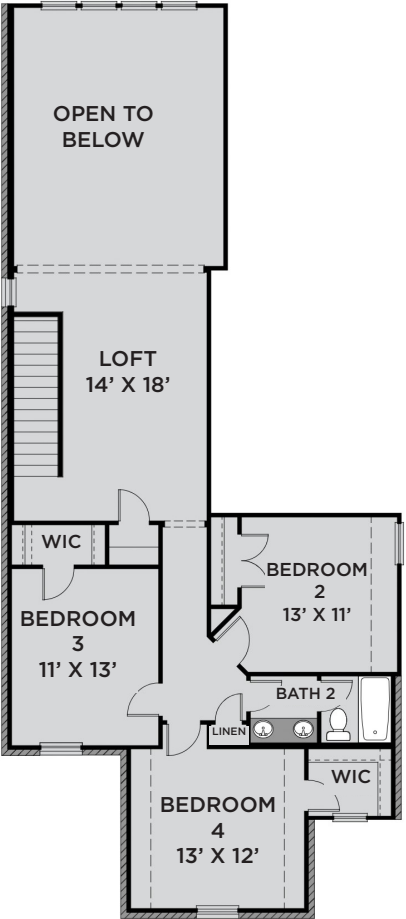
Walton Elevation B



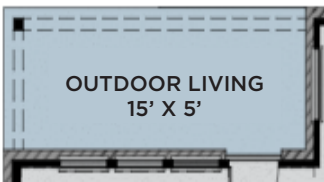
Walton Elevation C



FIRST FLOOR



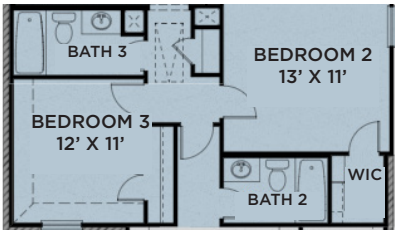
SECOND FLOOR



Extended Outdoor Living



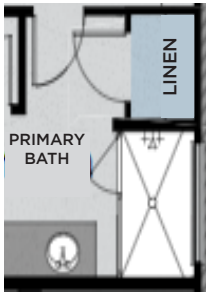
Laundry Cabinets



Optional Bath 3



Primary Bathtub



Primary Bath Linen Closet



Center Fireplace



Primary WIC Door to Utility

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CREEKSIDE INCLUDED FEATURES



EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- 6’8” front door with decorative Kwikset handleset with keyless entry
- Clay King sized brick with grey mortar and stone elevations with buff mortar (per plan)
- Front and back yard irrigation system with rain and freeze sensors
- Landscape package including seasonal shrubs, full sod and two trees (one front, one rear)
- 6’ stained privacy fence with metal posts and one gate (depending on lot)
- Large covered front porch and rear outdoor living (per plan)
- Dimensional high-definition roof shingles with 30-year manufacturer’s lifetime warranty
- HardiePlank lap siding with 30-year manufacturer’s limited warranty
- HardieTrim exterior trim with 15-year manufacturer’s limited warranty
- Full gutters, 5” K Style with splash blocks (FHA standards)
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

KITCHEN DESIGN FEATURES

- Shop-finished cabinets with 42” uppers and crown moulding
- 3-cm granite countertop selection with choice of two included edges
- 60/40 stainless steel under mount sink with designer Essa pull-out faucet by Delta
- Large breakfast island
- Full tile backsplash
- Whirlpool™ Stainless Steel Appliance package with
- 30” gas cooktop, built-in oven, microwave vented to exterior, and energy-saving dishwasher
- Recessed ice maker connection at refrigerator
- High Efficiency LED disc lighting (per plan)
- High capacity 1/3 HP disposal with countertop- mounted air switch (per plan)

PRIMARY SUITE

- Full-height, shop-finished vanity cabinets for increased storage
- 1.6cm Venetian marble installed at vanities with two under-mount porcelain sinks
- 42” plate glass mirrors with two vanity light fixture
- 36”x60” walk-in shower with decorative wall tile and fiberglass pan
- Delta Foundations faucet in chrome finish
- Spacious walk-in closets with generous hanging space and wood shelving
- Private commode

INTERIOR DESIGN FEATURES

- Resilient 5-1/4” x 47-1/4” laminate plank flooring in entry halls, kitchen dining, utility, and family rooms. Available in four designer colors
- Designer 12x12 ceramic tile in all baths
- Square corners throughout
- Modern Roman Arch panel doors
- Kwikset distinctive door hardware in selected finishes
- 3 1/4” baseboard throughout home
- High-quality Scotchgard stain-resistant carpet with 10-year wear limited warranty
- PPG high-quality, low-VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Ceiling fan with light kit installed in family room
- Primary suite, game room, bedrooms, study/flex and patio blocked and wired for ceiling fans
- Pedestal sink and beveled mirror in powder bath (per plan)
- Site-built shelves and hanging rod above washer & dryer
- Full light patio door
- Raised ceilings (per plan)
- Chrome door knobs
- High Efficiency LED disc lights

LOW VOLTAGE AND SECURITY

- Security system with one keypad at garage door, one siren, one motion detector at family room, one back-up cellular dispatch, contacts on all perimeter operable doors
- Honeywell T6 Pro with WiFi structured wiring control panel in 28” home run cabinet with video module and network switch
- One fiber service conduit directly to control panel
- Smoke and carbon monoxide detectors

QUALITY CONSTRUCTION

- 10-year Limited Structural Warranty
- Two-year Limited Mechanical Delivery System Warranty
- One-year Limited Workmanship and Materials Warranty
- Four customer touchpoint meetings (redline, pre-drywall, new home orientation, house to home sign off)
- Internal quality assurance inspection prior to closing
- Individually engineered post-tension foundations
- Engineered floor framing systems
- Engineered framing and shear walls
- Borate wood treatment for termites
- Finished garages including texture, paint and baseboard
- 2x6 framed walls at plumbing areas (per plan)
- PPG high-quality, low-VOC interior and exterior paint
- Garage door opener with two remotes per door
- Elongated water-conserving commodes
- PEX high-pressure plumbing system with corrosion-resistant fittings above foundation
- Main water shutoff valve in utility room or garage wall
- Gas service lines included at furnace unit(s), water heater(s), fireplace and cooktop

ENERGY SAVINGS AND COMFORT

- High-efficiency 16 SEER certified A/C system with eco-friendly Puron coolant
- Certified Home Energy Rating Systems (HERS) Index calculated per plan
- Dual-zoned AC system in all two-story plans (two thermostats)
- R-6 HVAC ductwork with fresh air intake
- 4” MERV 10 media filters at HVAC units
- Honeywell WIFI enabled programmable thermostat(s)
- R-13 and R-19 batt insulation at exterior walls
- R-22 batt insulation at vaulted ceilings
- R-22 batt insulation between garage ceiling and living areas
- R-38 blown insulation in flat ceilings
- Polyseal foam insulation around all doors, windows and other penetrations, with foam gasket under base plates and sheetrock edges between A/C and non-A/C spaces
- Dual pane Low-E argon gas insulated windows
- Energy-saving radiant barrier roof decking
- Water-conserving Delta washer-less faucets
- Tankless hot water heater
- LED energy-saving lighting



UNIONMAIN HOMES NEW HOMEOWNER'S GUIDE TO SETTING UP UTILITIES

CREEKSIDE



To ensure your move goes as smooth as possible, make sure to set up the necessary utilities in your name after your official closing date. Please monitor and update your utilities start date if your closing date changes. Please note that the new homeowner has three business days after closing to transfer utilities into their name.



Electricity
Farmers Electric
(903) 455-1715
Farmerselectric.coop



Natural Gas
Atmos Energy
(888) 286-6700
atmosenergy.com



Internet, Cable & Phone
AT&T
(877) 677-1612
att.com



Security
HomePro
(844) 661-5777
homeprotech.com



Trash, Water & Sewer
Royse City
(972) 524-4700



Police Department
Non-emergency
(972) 636-9422



Fire Department
Non-emergency
(972) 636-2250



Emergency
911



Home Owners Association
(972) 359-1548
nmi@neighborhood
management.com



10-YEAR LIMITED STRUCTURAL WARRANTY

WE ARE HERE EVERYDAY FOR YOU

HOW TO SUBMIT A WARRANTY REQUEST?

UnionMain Homes is dedicated to promptly responding to your warranty needs. Per our warranty guide please submit your 60 Day Warranty Service Requests and your 11 Month Warranty Service Requests via our website: www.unionmainhomes.com/home-warranty/

FOR EMERGENCY CLAIMS:

A warranty emergency is an event or situation related to the home's performance that creates an imminent threat of serious damage to the home or results in an unsafe living condition.

Emergency service is needed when there is:

- a plumbing leak that requires shutting off the main supply
- a sewer back-up
- a total loss of heating and/or cooling (HVAC) - all units

If you experience a warranty emergency please follow the steps at: www.unionmainhomes.com/emergency-support/.

For more information visit www.UnionMainHomes.com

10 YEAR COVERAGE

on structural elements of the home

2 YEAR COVERAGE

on the workability of plumbing, electrical, HVAC, and other mechanical systems

1 YEAR COVERAGE

on materials and workmanship

Warranty is transferable.

For more information or questions contact your sales counselor.
www.UnionMainHomes.com



Disclosure:
Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is available at <http://www.unionmainhomes.com>. 10-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts, structural fasteners, subfloors, and roof sheathing. The photograph depicts a model containing features or designs that may not be available on all homes. © 2024 UnionMain Homes, LLC. All rights reserved. 03/2024



COMMUNITY SALES CENTER

CREEKSIDE

2628 Spring Side Drive

Royse City, TX 75189

Monday thru Saturday (10AM - 6PM)

Sunday (12PM - 6PM)

972-736-5332



Learn more about
Creekside