



Welcoming  
**YOU** home to



WALDEN POND









# WALDEN POND

Forney, Texas



The brand new Walden Pond in Forney, Texas is a wonderful master-planned community that brings you rural, small-town charm and a family-friendly atmosphere. You won't regret moving into this loving community with all that it has to offer.

Residents of Walden Pond will experience unparalleled living with expansive lots and expertly-designed homes that provide a variety of interior and exterior style options to build your dream home. Life here extends beyond your backyard with a number of pocket parks and walking or biking paths that meander throughout the community.

Forney is a premier location in North Texas with its strategic positioning next to US-80 — a direct route to many destinations in the DFW Metroplex. Forney's proximity to the city of Dallas means you're close to the area's best shopping, dining, entertainment and career hubs.

BUILDING AN EXTENSION OF

# YOU

We see your life story as the blueprint for your perfect home, so our team builds with **YOU** at the heart of each plan. Beginning with a framework that reflects your family values, constructing spaces that support your growth and dreams, and finishing with the details that make it uniquely your own. Every brick, beam and brushstroke is *yours*.



# HISTORIC FORNEY

Explore the Historic Downtown Square in the heart of Forney. There's plenty of things to do in this quaint district of preserved historic buildings. From supporting small businesses by shopping along the strip, to wining and dining at the finest local eateries, and attending unique monthly events, Historic Forney fosters a friendly atmosphere with a tight-knit community feel.



## TOP-RATED EDUCATION




Parents that join the Walden Pond community can rest assured that their children will receive an impressive education throughout the course of their academic journey. Forney ISD is considered a “district of innovation” for its notable ratings and growing student enrollment. The district is proud to maintain excellent academic and special education programs, champion athletics, distinguished fine arts, and top-tier facilities. Forney ISD commits to inspiring students with innovative lessons and sustaining an atmosphere that maximizes potential in each learner.



# UNIONMAIN

## Sitemap



-  MODELS
-  40' PRODUCT
-  50' PRODUCT







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

## SELECT COLLECTION

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1,511-3,276 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

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Crosby Elementary School (K-4)

Rhodes Intermediate School (5-6)

Jackson Middle School (7-8)

North Forney High School (9-12)



# BURNET

PLAN #3301 | 1,511 SQFT



2-3 Bed



2 Bath



1 Story



2 Garage

## UPGRADE OPTIONS:

Covered Outdoor Living, Flex Room in lieu of Bedroom 2, Center Fireplace, Kitchen Island, Optional Single Hung Windows in lieu of Fixed, Optional Rear Brick

## ABOUT:

Well-designed contemporary living, indoors and out. The Burnet'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 master 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.



**ELEVATION A**

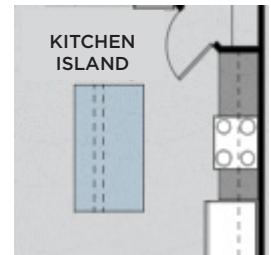
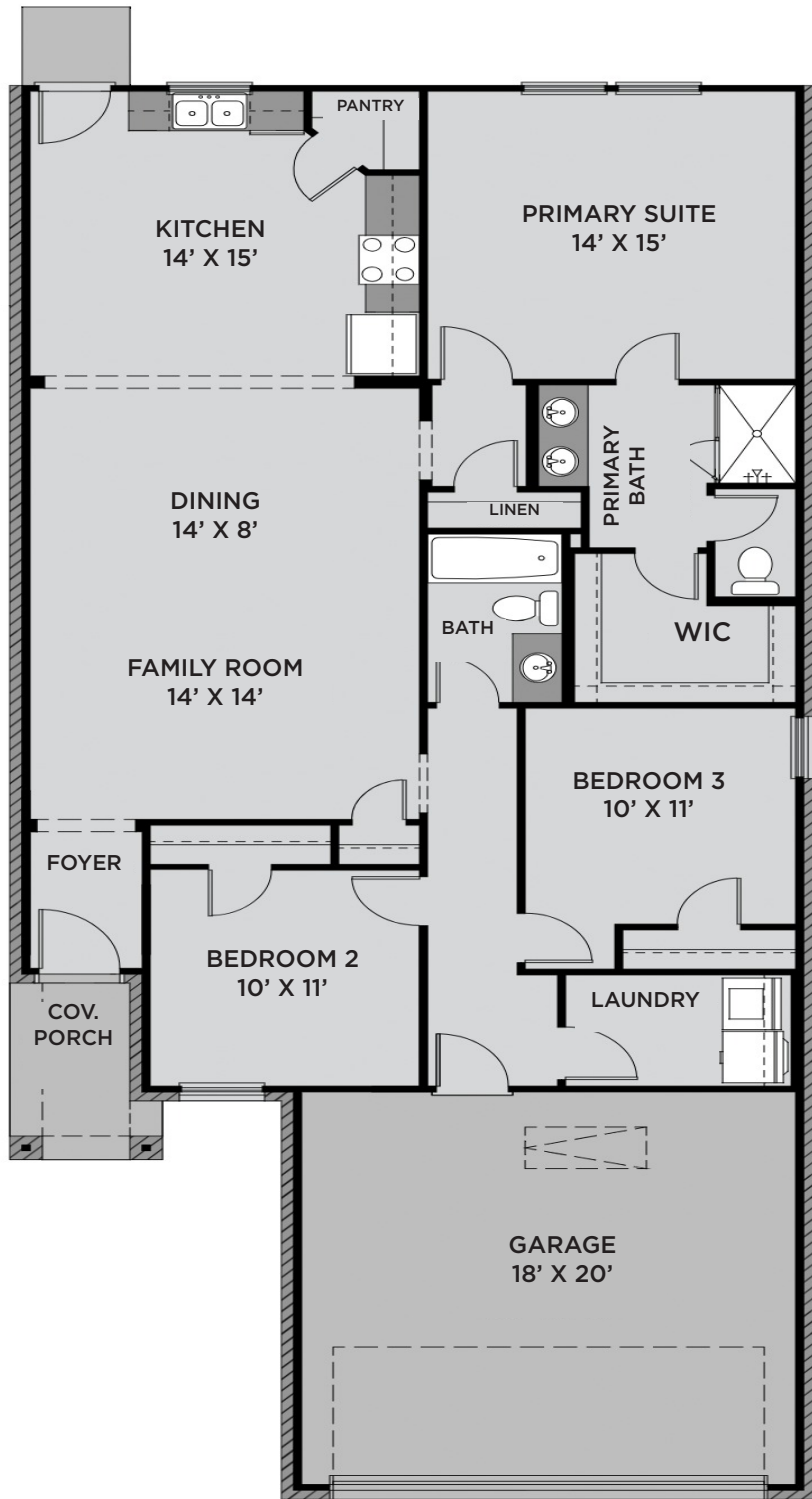


**ELEVATION B**



**ELEVATION C**





## FIRST FLOOR



# CHISHOLM

PLAN #3321 | 1,709 SQFT



3-4 Bed



2 Bath



1 Story



2 Garage

## UPGRADE OPTIONS:

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

## ABOUT:

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.



ELEVATION A

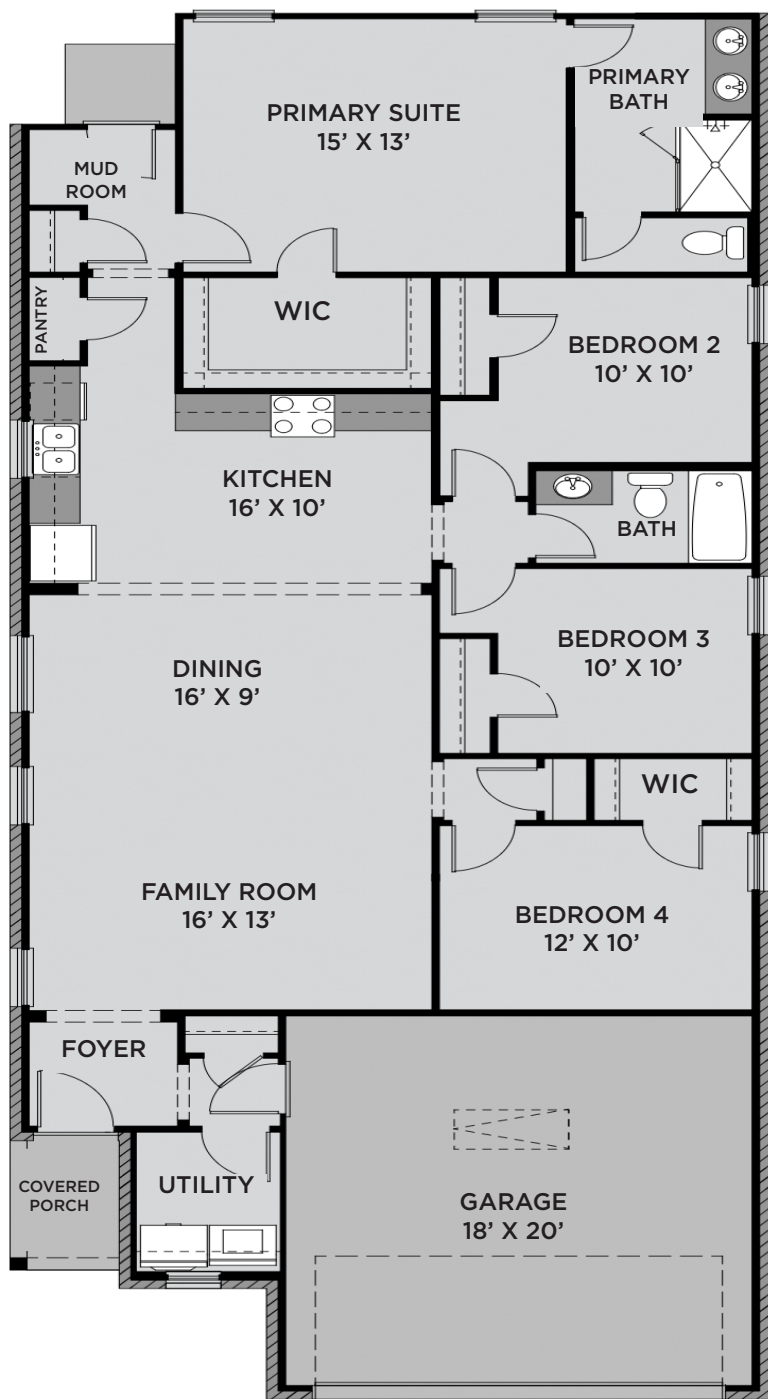


ELEVATION B

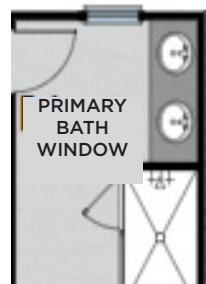
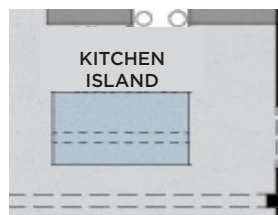
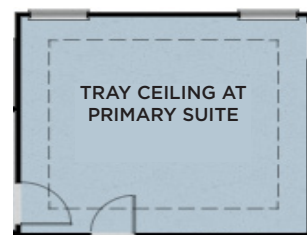


ELEVATION C





## FIRST FLOOR





# KINGSTON

PLAN #3438 | 2,180 SQFT



4 Bed



2.5 Bath



2 Story



2 Garage

## UPGRADE OPTIONS:

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

## ABOUT:

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.



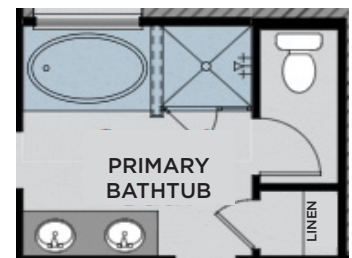
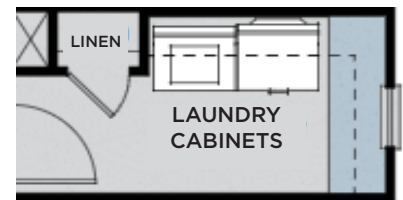
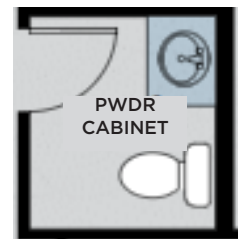
**ELEVATION A**



**ELEVATION B**



**ELEVATION C**



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# LAMAR

PLAN #3437 | 2,199 SQFT



4 Bed



2.5 Bath



2 Story



2 Garage

## UPGRADE OPTIONS:

Extended Outdoor Living, Center Fireplace, Gourmet Kitchen, Optional Rear Brick, Dual Sink Vanity at Secondary Bath

## ABOUT:

The expert-designed Lamar floor plan greets you with an entry foyer and grand staircase. Down the hall you'll pass a convenient storage closet before walking into the open-concept living and kitchen area. This seamless space is perfect for relaxing or entertaining. The modern kitchen features plenty of counter space, cabinetry, a large pantry, and kitchen island, all of which overlook the dining and family room. The spacious primary suite is complete with its beautiful bathroom which includes a dual-sink vanity, glass shower, private toilet, and a sizeable walk-in closet. Heading to the open second floor overlooking the space below, you'll find 3 additional bedrooms each including their own walk-in closets and access to a shared full bathroom. Other highlights include a mudroom upon garage entry with an adjacent powder room and laundry room.



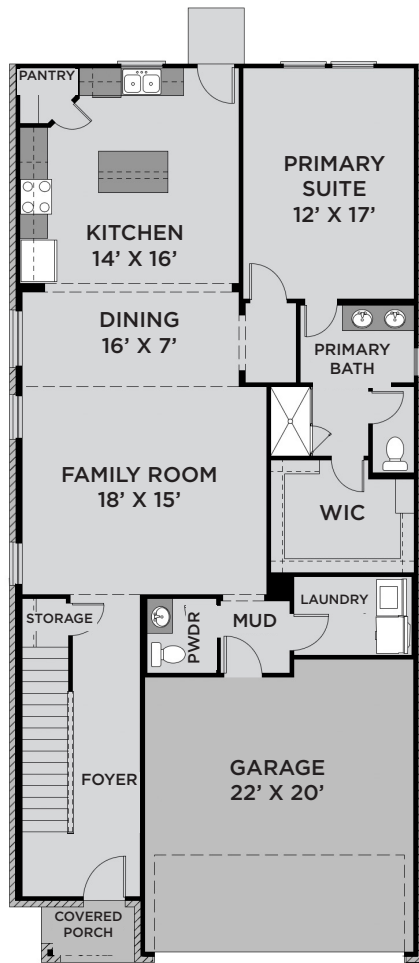
**ELEVATION A**



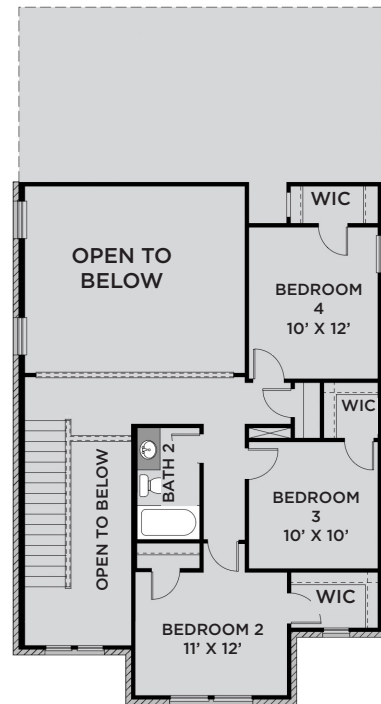
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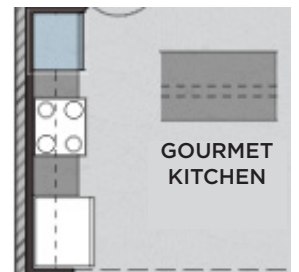
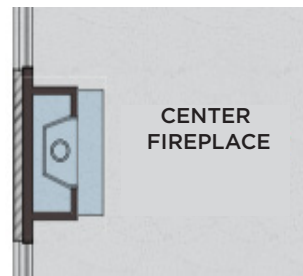
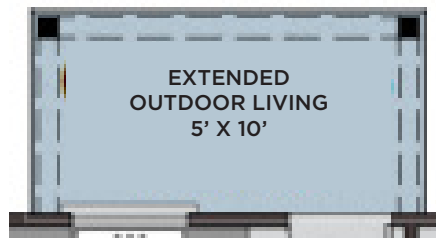
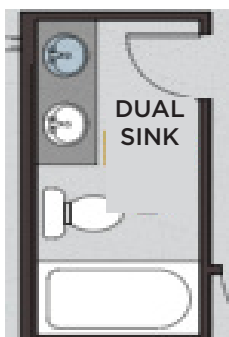
**ELEVATION C**



**FIRST FLOOR**



**SECOND FLOOR**





# FISHER

PLAN #3436 | 2,300 SQFT



3-4 Bed



2.5-3 Bath



2 Story



2 Garage

## UPGRADE OPTIONS:

Extended Outdoor Living, Center Fireplace, Kitchen Island, Full Bathroom 3 in lieu of Powder Bath, Gourmet Kitchen, Optional Rear Brick, Dual Sink Vanity at Secondary Bath, Loft in lieu of Bedroom 4

## ABOUT:

Upon entry to the modern-designed Fisher, you are greeted by a foyer that leads you to an open-concept floor plan, passing a convenient powder room, storage closet and linen closet along the way. The versatile flex room can be utilized to accommodate your needs. The contemporary kitchen layout offers ample counter space, a large pantry, and a cozy connected dining area. An inviting living room is the perfect place for the whole family to gather and entertain. Upstairs you will find the spacious primary suite complete with a luxe bathroom featuring a dual-sink vanity, bath and shower, private toilet, and a roomy walk-in closet. The three additional bedrooms each have their own closets and share a full bathroom. Utility room is also located upstairs for practicality.



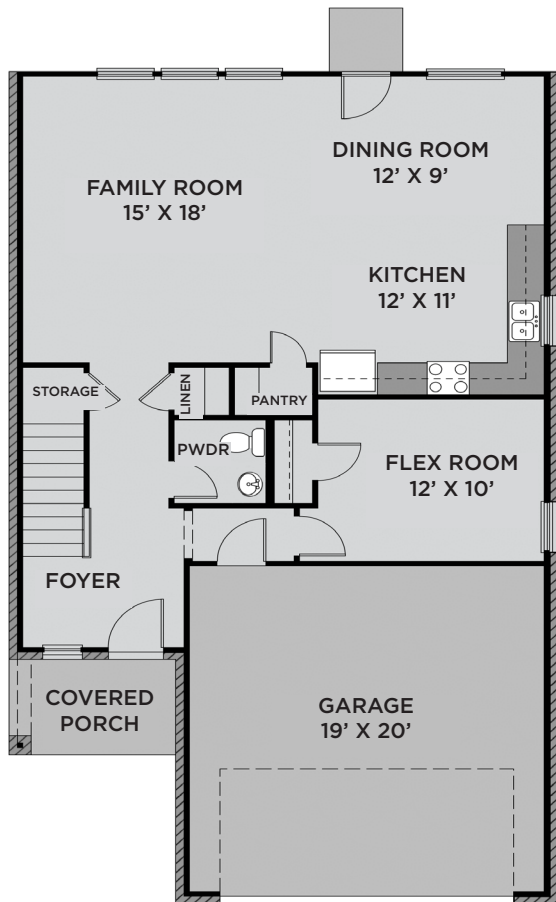
ELEVATION A



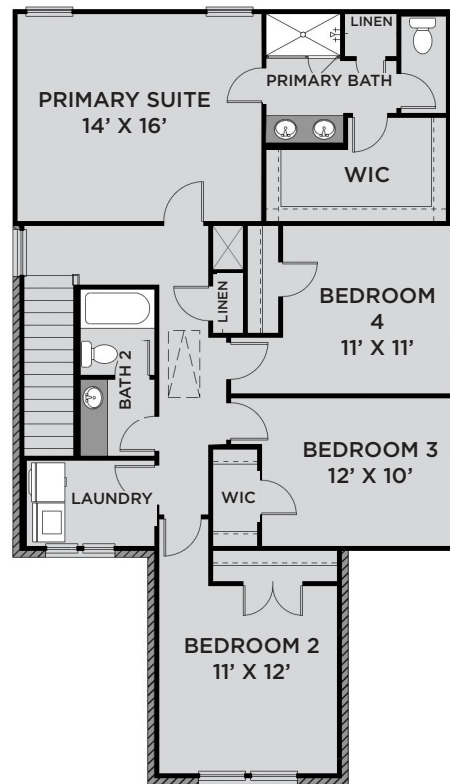
ELEVATION B



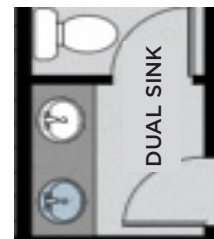
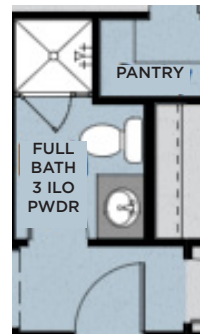
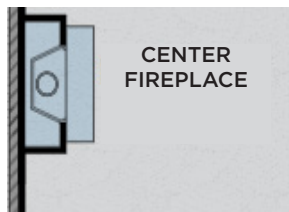
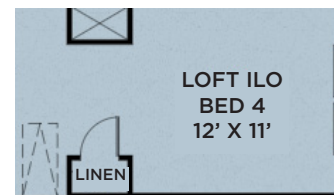
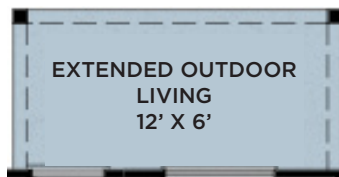
ELEVATION C



**FIRST FLOOR**



**SECOND FLOOR**





# TUCKER

PLAN #3450 | 2,543 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

## 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 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.



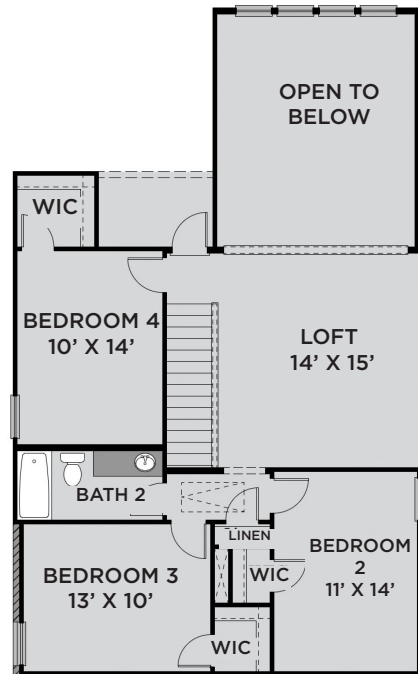
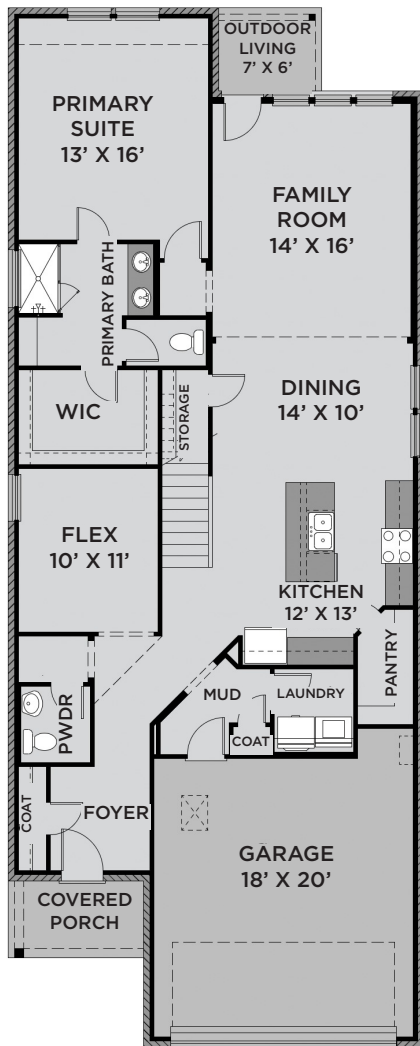
ELEVATION A



ELEVATION B

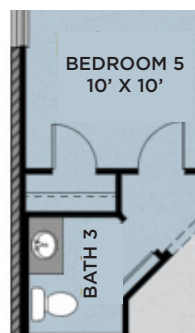
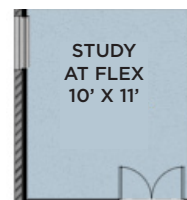
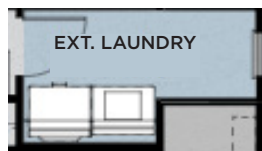
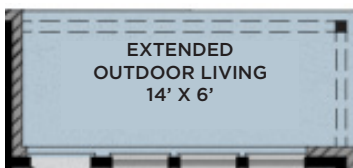


ELEVATION C

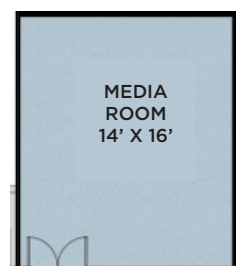


## SECOND FLOOR

## FIRST FLOOR



Additional Bedroom 5 w/ Bath



## Mud Bench



### Optional Bath 4

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# WALTON

PLAN #3460 | 2,563 SQFT



4 Bed



2.5-3.5 Bath



2 Story



2 Garage

## UPGRADE OPTIONS:

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

## ABOUT:

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 shower, 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, linen closet, and a combination shower and bathtub.



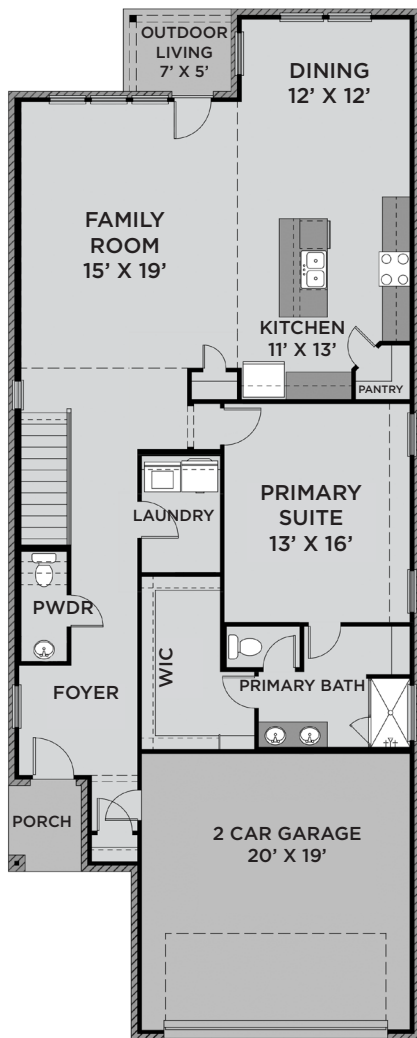
**ELEVATION A**



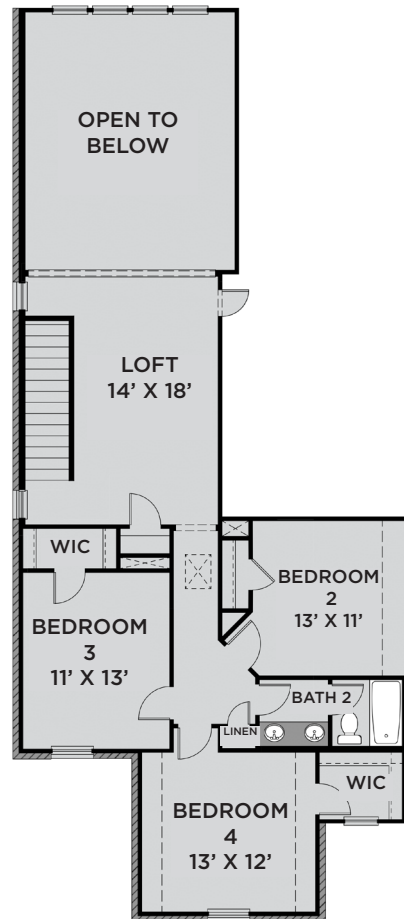
**ELEVATION B**



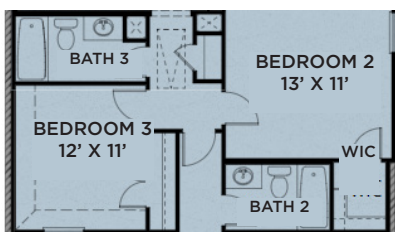
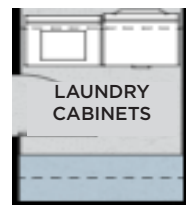
**ELEVATION C**



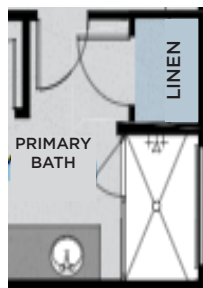
**FIRST FLOOR**



**SECOND FLOOR**



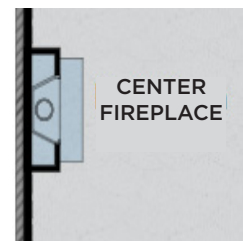
**Optional Bath 3**



**Primary Bath Linen Closet**



**Primary WIC Door to Utility**





# SAN JACINTO

PLAN #4107 | 1,861 SQFT



4 Bed



2 Bath



1 Story



2-3 Garage

## UPGRADE OPTIONS:

Extended/Half-Car/3-Car Garage,  
Extended Outdoor Living, Pedestrian  
Garage Door, Corner Fireplace,  
Extended Primary Suite, Super  
Shower, Primary Bath Barn Door, Dual  
Sink Vanity at Secondary Bath

## ABOUT:

The San Jacinto floor plan is a spacious and well-designed home spanning 1,861 square feet. This 4-bedroom, 2-bathroom residence offers a comfortable and functional layout suitable for modern living. The open concept living and dining areas create a seamless flow, providing ample space for family gatherings and entertaining guests. The primary bedroom comes complete with an en-suite bathroom, featuring dual sinks for added convenience and a luxurious soaking tub for relaxation. With its thoughtful design and practical amenities, the San Jacinto floor plan is a perfect blend of style and comfort, creating an inviting and enjoyable living space for residents.



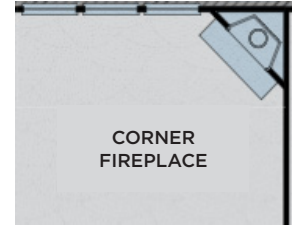
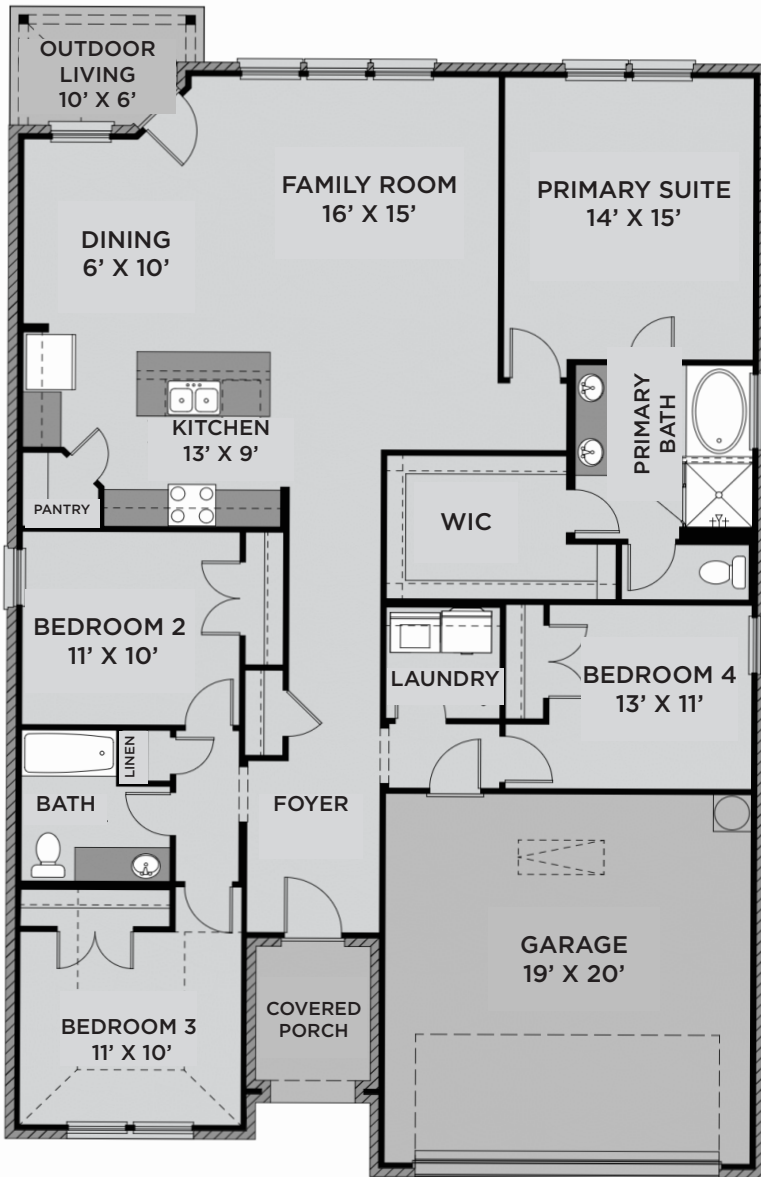
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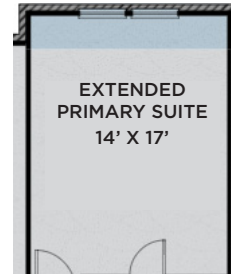
ELEVATION B



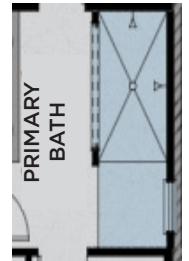
ELEVATION C



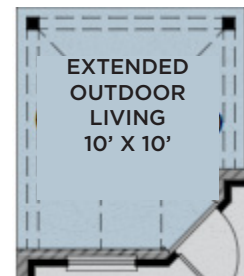
CORNER  
FIREPLACE



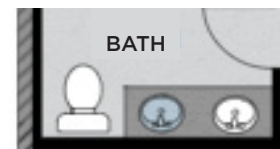
Extended Primary Suite



Super Shower

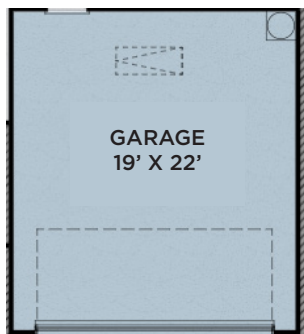


EXTENDED  
OUTDOOR  
LIVING  
10' X 10'

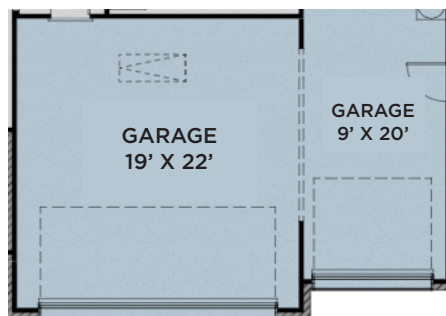


Dual Sink Vanity at Bath 2

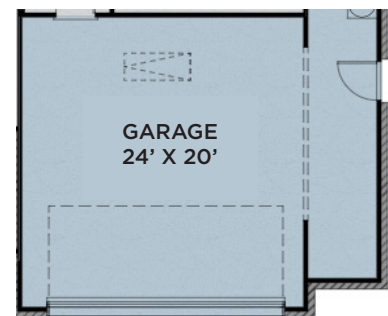
## FIRST FLOOR



Extended Garage



3-Car Garage



Half Car Garage  
Opt. Pedestrian Garage Door

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# BRAZOS

PLAN #4110 | 2,052 SQFT



3-4 Bed



2 Bath



1 Story



2-3 Garage

## UPGRADE OPTIONS:

Extended Outdoor Living, Extended Primary Suite, Additional Bedroom 4, Extended Garage/3-Car Garage/ Half-Car Garage, Tray Ceiling at Foyer, Super Shower, Study, Center Fireplace, Gourmet Kitchen, Primary Door to Flex, Primary Bath Barn Door, Primary WIC Door to Laundry

## ABOUT:

Well-designed contemporary living, indoors and out. The Brazos'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. The stunning primary bedroom is complete with a 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 desirable flex room and a centrally located laundry room.



ELEVATION A



ELEVATION B



ELEVATION C



## FIRST FLOOR

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# COLORADO

PLAN #4120 | 2,275 SQFT



3-4 Bed



2-4 Bath



1 Story



2-3 Garage

## UPGRADE OPTIONS:

Additional Bedroom 4/Bath 3, Super Shower, Powder Room, 3-Car Garage/Extended Garage/Half-Car Garage, Corner Fireplace, Extended Outdoor Living, Mud Bench, Study, Game Room, Game Room w/ Bath, Gourmet Kitchen, French/Barn Doors to Flex Room, Primary Bath Barn Door, Tray Ceiling at Foyer, Laundry Cabinets, Built-In Dining Cabinets

## ABOUT:

The charming Colorado features a covered porch and covered patios, making it easy to enjoy outdoor living. A marvelous flex room is centrally located to the secondary bedrooms, providing a great alternative living space for multi-generation entertaining. The secondary bedrooms include private full bath and walk-in closets. The Colorado also boasts a magnificent open kitchen with a large island, plenty of counter space and a spacious breakfast area. The expansive primary bedroom offers a sumptuous bath with dual vanities and an enormous walk-in closet.



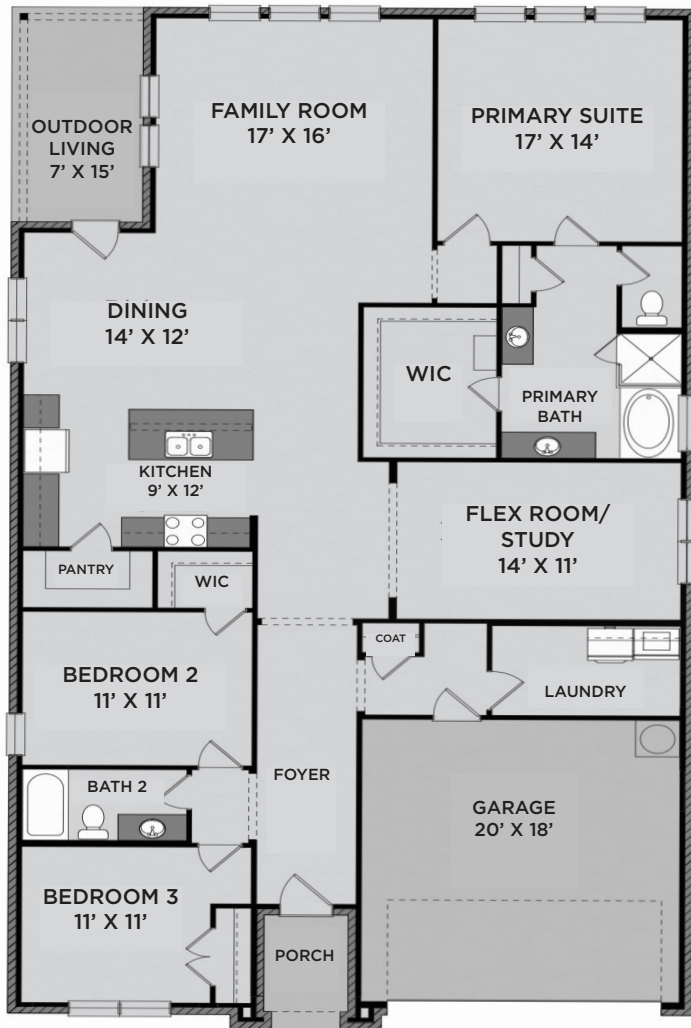
ELEVATION A



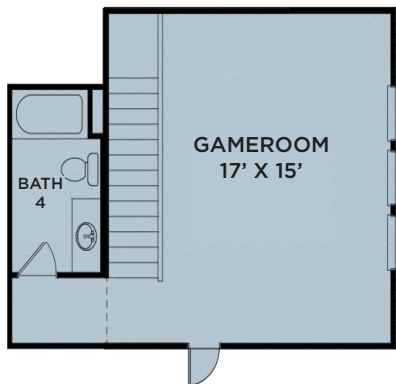
ELEVATION B



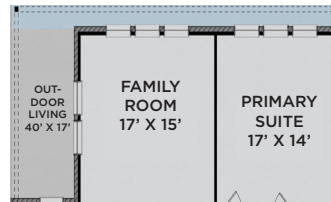
ELEVATION C



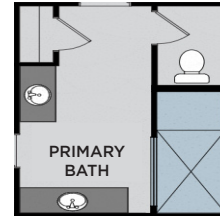
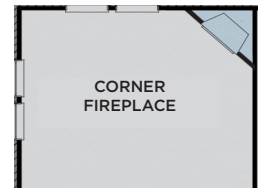
## FIRST FLOOR



## OPTIONAL SECOND FLOOR



Extended Outdoor Living



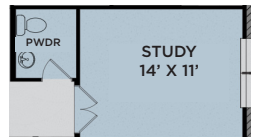
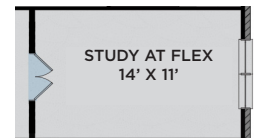
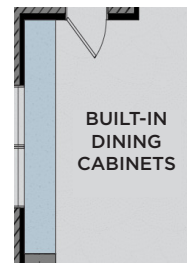
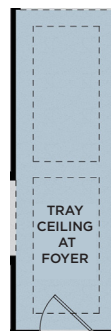
Super Shower



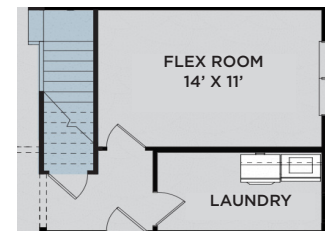
Additional Bed 4 w/ Bath 3



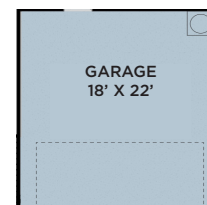
Mud Bench



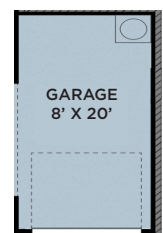
Study w/ Powder



Stairs To Opt.  
Second Floor



Extended Garage



3-Car Garage

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# RIO GRANDE

PLAN #4125 | 2,372 SQFT



4 Bed



3 Bath



1 Story



2-3 Garage

## UPGRADE OPTIONS:

3-Car Garage/Half-Car Garage, Extended Primary Suite, Extended Outdoor Living, Super Shower, Center Fireplace, Primary Bath Barn Door, Laundry Cabinets, Primary WIC Door to Laundry, Gourmet Kitchen, Mud Bench, Primary Suite's Flex Room, Tray Ceiling at Foyer

## ABOUT:

The Rio Grande's stateliness begins in the foyer, with wide open views overlooking the open floor plan and its living spaces. The lavish kitchen with a large center island opens to a wall of windows in the family room, which features an optional fireplace and flows seamlessly to the dining space. Also overlooking the covered patio, sits a study or flex space to fit your needs. This 4 bedroom, 3 bath design offers one of our most expansive single story layouts. Optional upgrades include a 2.5 or 3 car garage, expanded owner's suite, and expanded outdoor living space.



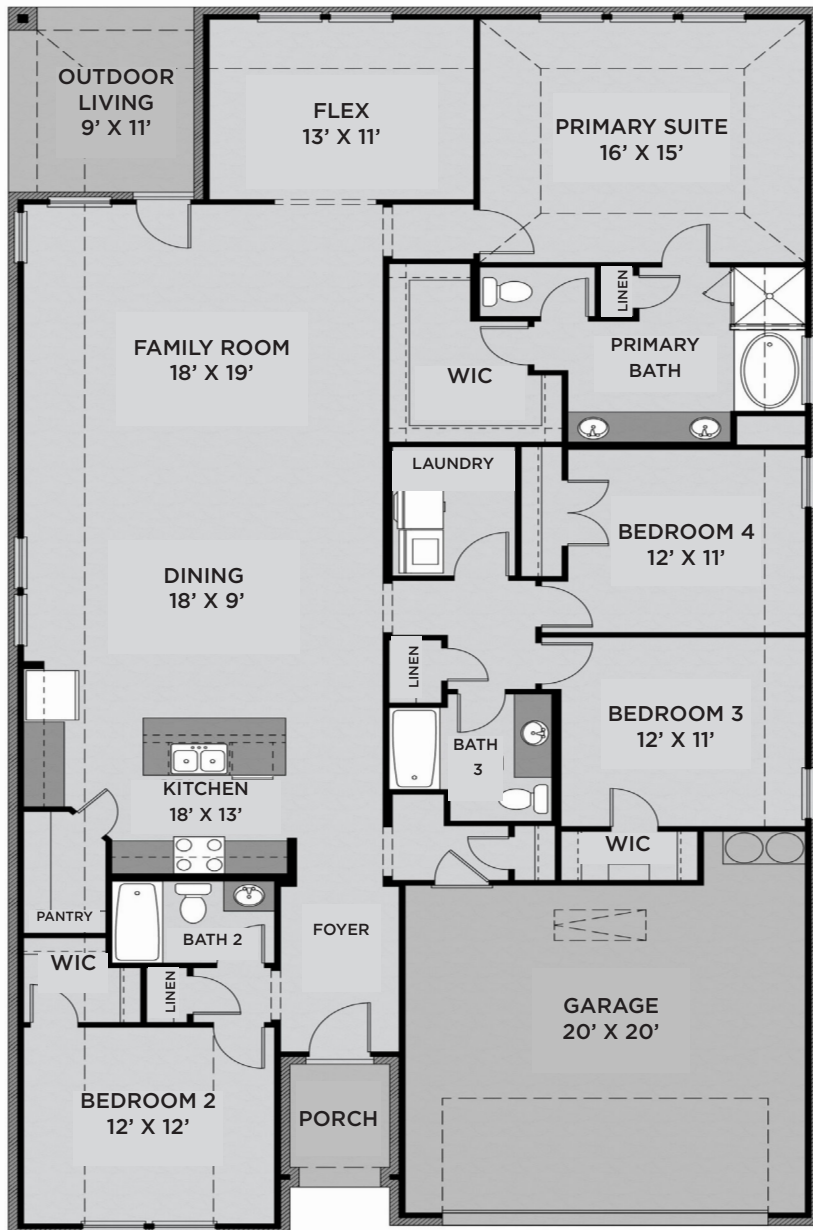
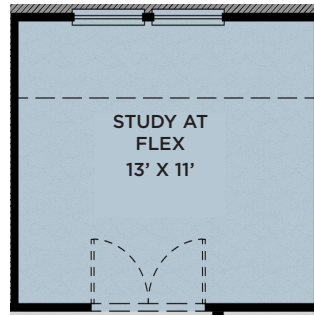
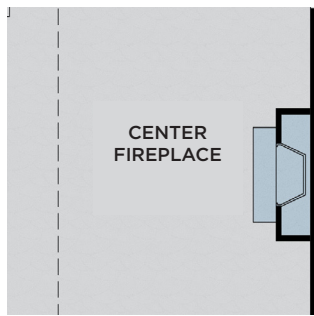
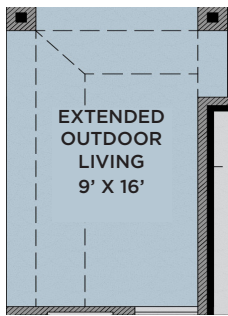
ELEVATION A



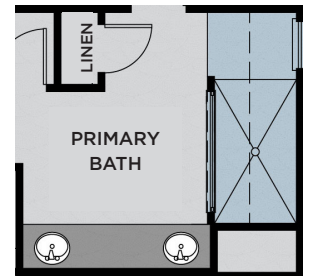
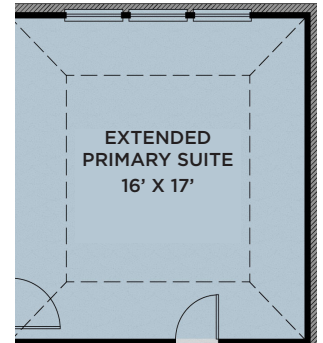
ELEVATION B



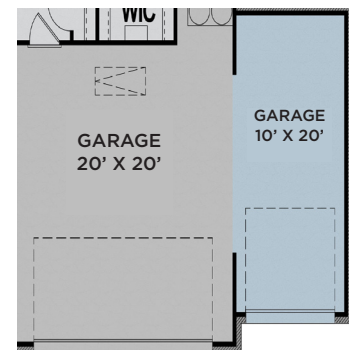
ELEVATION C



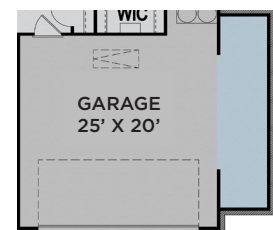
Tray Ceiling at Foyer



Super Shower



3-Car Garage



Half Car Garage

## FIRST FLOOR

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# SALADO

PLAN #4270 | 2,581 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2-3 Garage

## UPGRADE OPTIONS:

Additional Bedroom 5/Bath 4, Additional Bath 3, Half-Car/3-Car Garage, Extended Outdoor Living, Base Cabinet w/ Sink in Powder, Extended Primary Suite, Tray Ceiling at Primary Suite, Super Shower, Corner Fireplace, Pedestrian Garage Door, Dual Sink Vanity at Secondary Bath

## ABOUT:

When you enter the Salado, you're greeted by a large foyer adjacent to the open, two-story high family room and connected dining room, setting the stage for effortless entertaining. Plenty of windows in this home provide natural lighting throughout the open living spaces. The family room is adjacent to the sizable kitchen, which features a large center island and walk-in pantry. A private study is conveniently located when you enter the house. The large soaker tub is an eye-catching fixture in the sumptuous primary bath, featuring his and hers vanities and an enormous walk-in closet — a perfect accompaniment to the spacious primary bedroom. The Salado also includes added bonuses like a large loft, walk-in closets in all secondary bedrooms and an additional full-size bathroom upstairs.



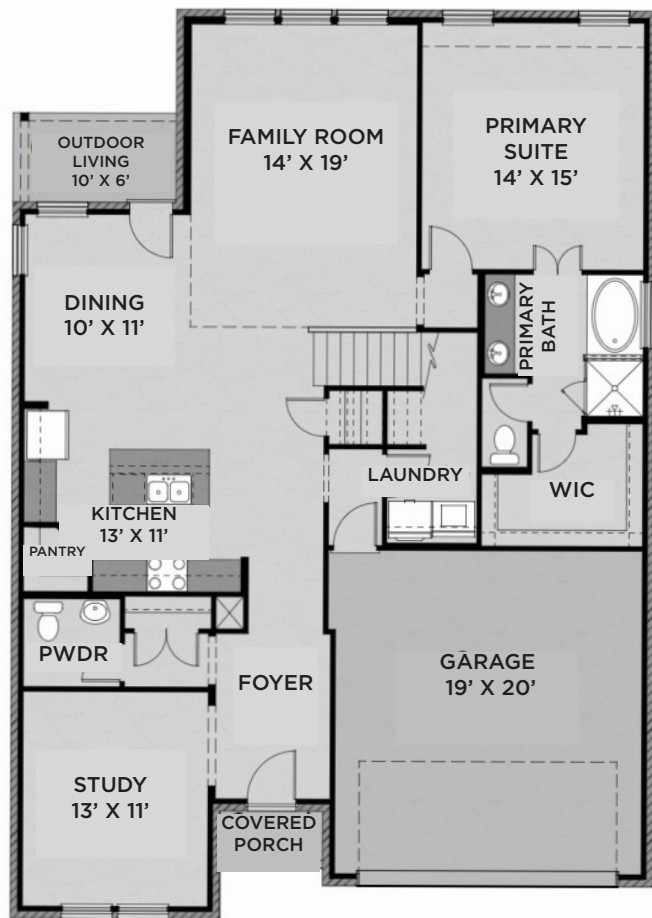
ELEVATION A



ELEVATION B



ELEVATION C



## FIRST FLOOR



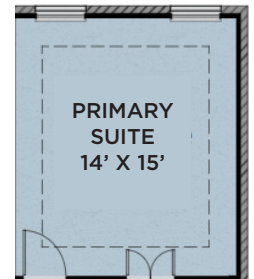
Extended Outdoor Living



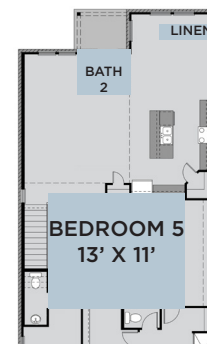
Corner Fireplace



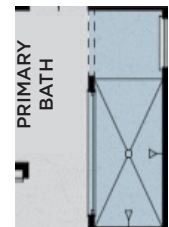
Extended Primary Suite



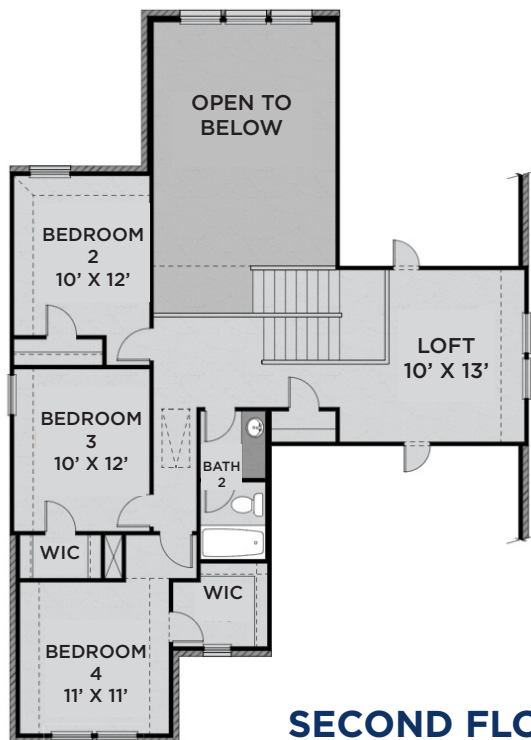
Tray Ceiling at Primary Suite



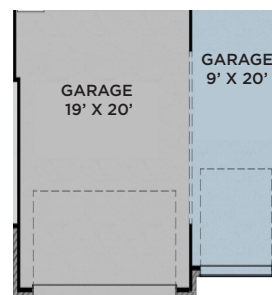
Additional Bed 5/Bath 4



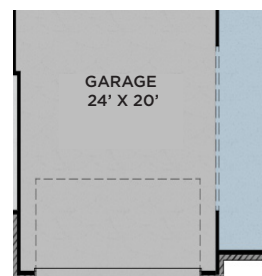
Super Shower



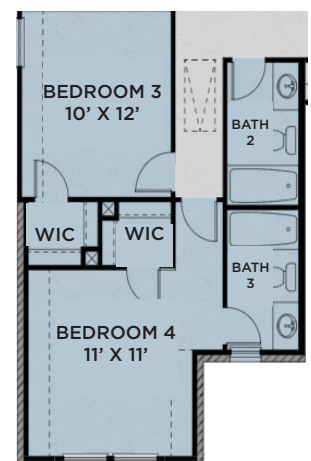
## SECOND FLOOR



3-Car Garage



Half Car Garage



Optional Full Bath 3

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# SAN MARCOS

PLAN #4260 | 2,932 SQFT



4 Bed



2.5-3 Bath



2 Story



2-3 Garage

## UPGRADE OPTIONS:

Half Car/3-Car Garage, Pedestrian Garage Door, Super Shower, Extended Primary Suite, Study, Mud Bench, Gourmet Kitchen, Primary WIC Door to Laundry, Laundry Cabinets, French Doors at Flex, Center Fireplace, Extended Outdoor Living, Formal Dining in lieu of Study, Dual Sink Vanity at Secondary Bath, Additional Full Bath 3

## ABOUT:

Discover seamless living and entertaining with the San Marcos. The San Marcos is a beautifully open 2-story floor plan featuring a large kitchen with an island overlooking the family room. An elongated grand entry features a first-floor flex space or home office. The secluded primary suite features a luxe tray ceiling and oversized windows. A spacious primary bathroom with double vanities, an enclosed toilet, and a giant walk-in closet complete the space. A convenient storage closet is located underneath the staircase that transitions into an enormous loft with view of below. Included upstairs are three bedrooms that share a dual-vanity bathroom and walk-in closets.



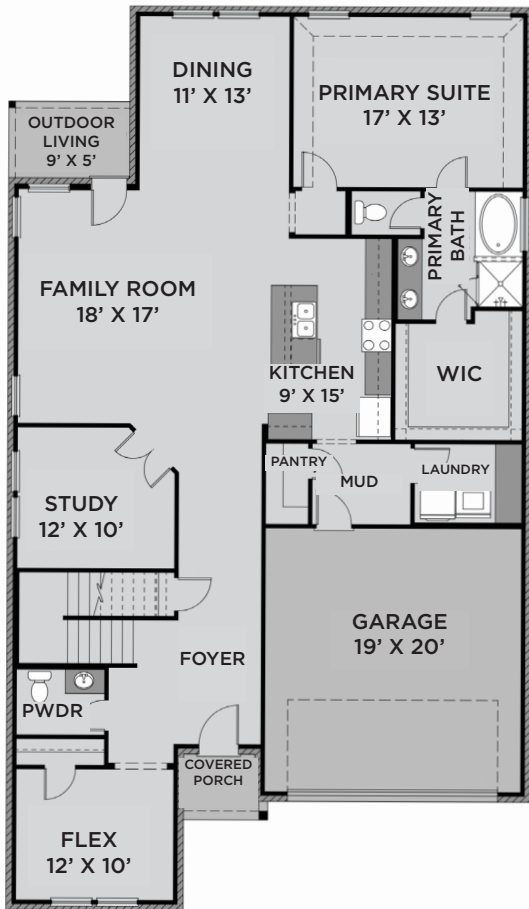
ELEVATION A



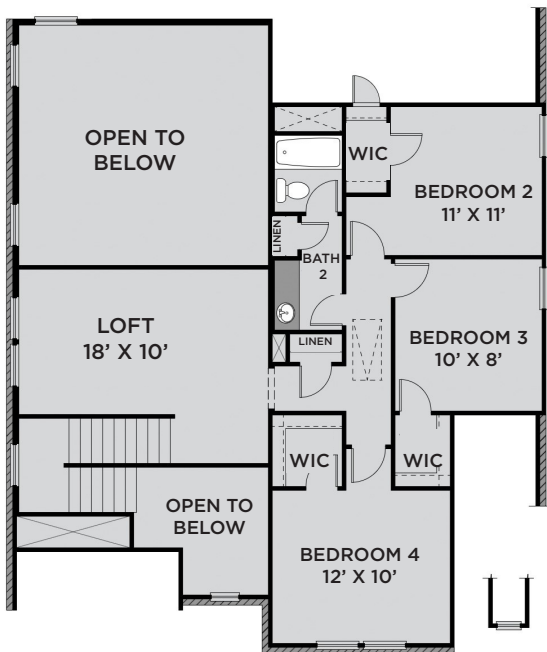
ELEVATION B



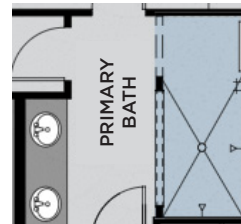
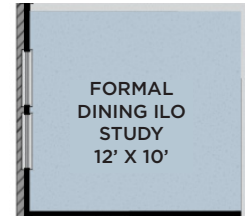
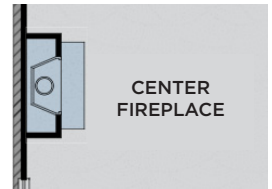
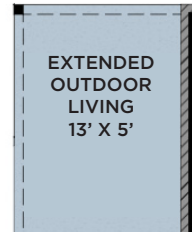
ELEVATION C



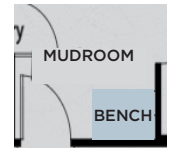
## FIRST FLOOR



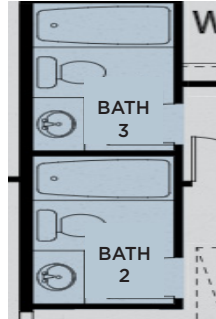
## SECOND FLOOR



Super Shower



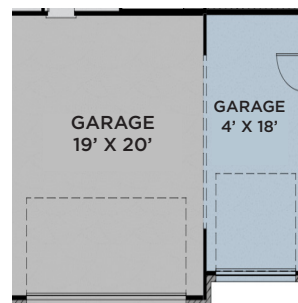
Mud Bench



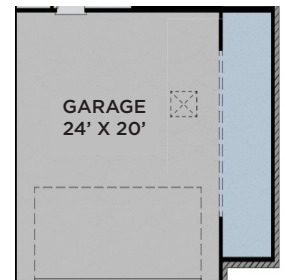
Optional Full Bath 3



Primary WIC Door to Laundry, Laundry Cabinets



3-Car Garage



Half Car Garage

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# TRINITY

PLAN #4250 | 3,276 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2-3 Garage

## UPGRADE OPTIONS:

Additional Bedroom 5/Bath 3, Super Shower, Powder Room, 3-Car Garage/ Extended Garage/Half-Car Garage, Fireplace (2), Extended Outdoor Living, Mud Bench, Study, Game Room, Media Room, Kitchen Appliance Upgrades, Primary Bath Barn Door, Built-In Dining Cabinets, Primary WIC Door to Laundry, Laundry Cabinets, Tray Ceiling at Primary Suite, Pedestrian Garage Door

## ABOUT:

The open and very versatile floor plan of the Trinity is perfect for a dynamic lifestyle - the ideal 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 kitchen features a center island, a walk-in pantry and an adjacent breakfast area. Off the open living room, the lavish primary bedroom suite features a large room with a sloped ceiling, a roomy walk-in closet and an exceptionally large and luxurious bath with a Roman tub, separate shower, dual-sink vanity and private toilet area. Upstairs opens to an enormous game room with three additional bedrooms and a bathroom. Other highlights include a powder room off the foyer and a laundry room with a closet.



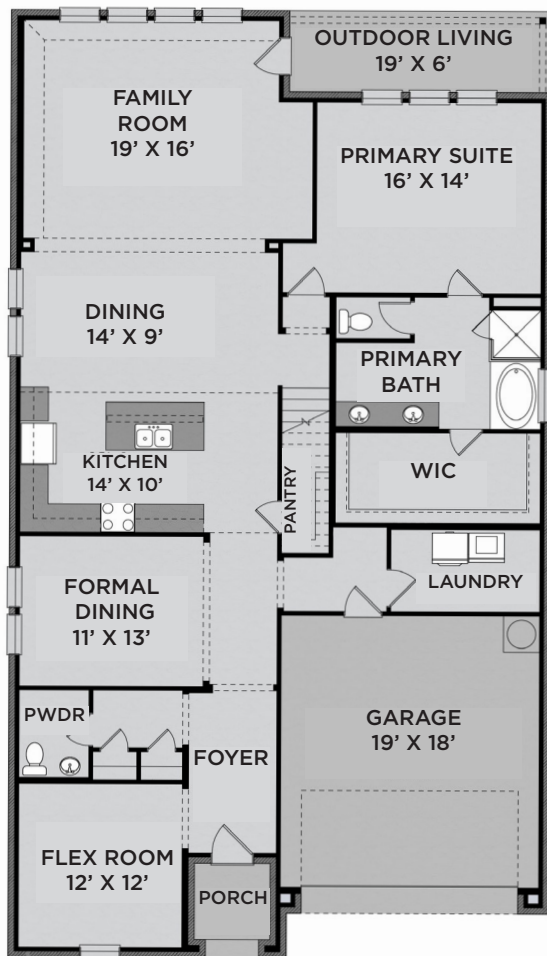
ELEVATION A



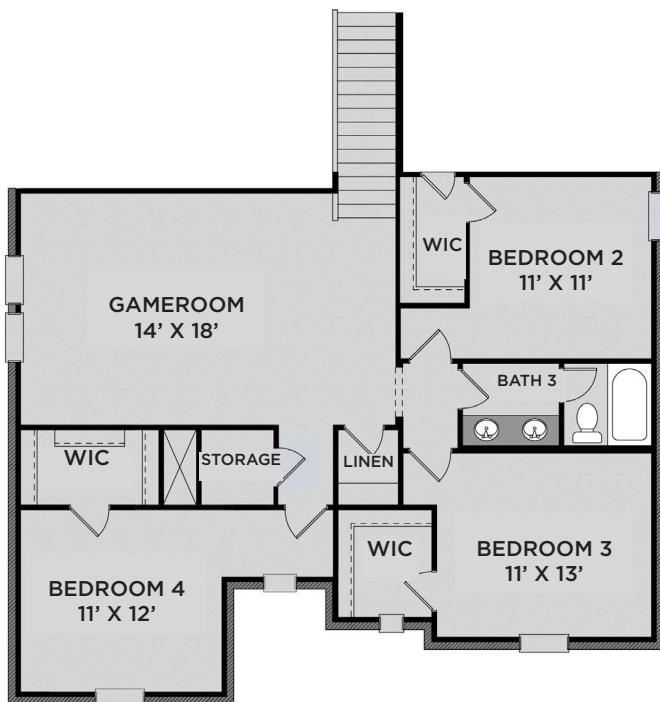
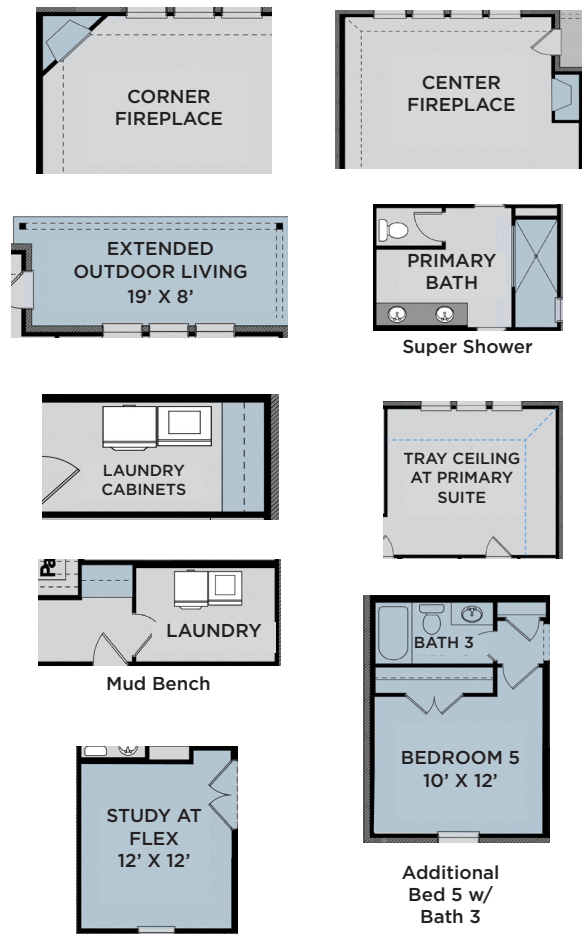
ELEVATION B



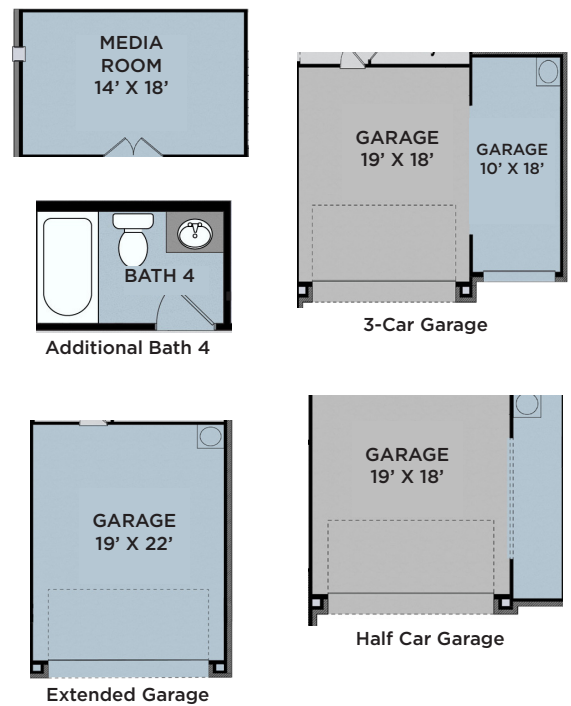
ELEVATION C



## FIRST FLOOR



## SECOND FLOOR



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# WALDEN POND 40'S INCLUDED FEATURES

## EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- 6'-8" front door with decorative Kwikset handle set
- 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 includes seasonal shrubs, full sod and one tree in the front yard
- 6' stained privacy fence with metal posts and one gate
- 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 (per plan)
- HardieTrim exterior trim with 15-year manufacturer's limited warranty
- Partial 5" K Style gutters with splash blocks (FHA standards)
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

## KITCHEN DESIGN FEATURES

- Contemporary pre-finished cabinets with 36" uppers in fashionable Breeze (white) finish with crown molding and shoe molding included
- 2cm 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 (optional on select plans)
- Full tile backsplash
- Whirlpool™ stainless steel appliance package with 30" free-standing gas range, microwave with exhaust vent to outside, and energy-saving dishwasher
- Phone charging USB outlet (per plan)
- 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

- Contemporary full-height, pre-finished vanity cabinets for increased storage in fashionable Breeze (white) finish
- 1.6cm Venetian marble installed at vanities with two under-mount porcelain sinks
- 36" plate glass mirrors with High Efficiency LED disc lights
- Walk-in shower with durable fiberglass shower pan
- Delta Foundations faucet in chrome finish
- USB outlet at vanity (per plan)
- 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 12 x 12 ceramic floor tile in all baths
- Square corners throughout the home
- Modern Roman Arch interior doors
- Kwikset distinctive door hardware in satin nickel
- 3-1/4" baseboards throughout the home
- High-quality Scotchguard stain - resistant carpet with 10-year limited warranty in all bedrooms and second floor areas of two-story homes
- Superior PPG low VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Family room, primary suite, game room, bedrooms, study/flex room, and covered patios blocked and wired for ceiling fans
- Decora light switches
- Pedestal sink and beveled edge mirror in powder bath (per plan)
- Site-built and finished shelves and hanging rod above washer and dryer
- Full light patio door
- Raised ceilings (per plan)
- High Efficiency LED disc lights throughout the entire home to improve lighting and reduce energy bills

## 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, and contacts on all perimeter operable doors
- Honeywell Programmable WiFi thermostat
- One fiber service conduit directly to control panel
- Smoke and carbon monoxide detectors
- Two USB equipped outlets for easy phone charging
- One structured wiring panel
- Three cable TV outlets
- Three phone or data outlets

## 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
- 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 (per plan) and cooktop / range

## 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 to ensure energy efficiency and savings
- 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
- 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





# WALDEN POND 50'S INCLUDED FEATURES

## EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- 8' front door with decorative Kwikset handle set
- 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 includes seasonal shrubs, full sod and two trees in the front yard
- 6' stained privacy fence with metal posts and one gate
- 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 (per plan)
- HardieTrim exterior trim with 15-year manufacturer's limited warranty
- Partial 5" K Style gutters with splash blocks (FHA standards)
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

## KITCHEN DESIGN FEATURES

- Contemporary pre-finished cabinets with 42" uppers in fashionable Breeze (white) finish with crown molding and shoe molding included
- 3cm 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" free-standing gas range, microwave with exhaust vent to outside, and energy-saving dishwasher
- Phone charging USB outlet (per plan)
- Recessed ice maker connection at refrigerator
- Contemporary Kichler lighting fixtures
- High capacity 1/3 HP disposal with countertop-mounted air switch (per plan)

## PRIMARY SUITE

- Contemporary full-height, pre-finished vanity cabinets for increased storage in fashionable Breeze (white) finish
- 1.6cm Venetian marble installed at vanities with two under-mount porcelain sinks
- 42" plate glass mirrors with Kichler light fixtures
- Walk-in shower with durable fiberglass shower pan
- Classic garden tub with tile surround
- Delta Woodhurst faucets in satin nickel finish
- USB outlet at vanity (per plan)
- 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 12 x 12 ceramic floor tile in all baths
- Square corners throughout the home
- Elegant two panel Carrara interior doors
- Kwikset distinctive door hardware in satin nickel
- 5-1/2" baseboards throughout the home
- High-quality Scotchguard stain - resistant carpet with 10-year limited warranty in all bedrooms and second floor areas of two-story homes
- Superior PPG low VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Ceiling fan included at family room
- Bedrooms, study, family room, media room, game room, flex room and patio blocked and wired for ceiling fans
- Pedestal sink and beveled edge mirror in powder bath (per plan)
- Site-built and finished shelves and hanging rod above washer and dryer
- Full light patio door
- Raised ceilings (per plan)
- High Efficiency LED disc lights throughout the entire home to improve lighting and reduce energy bills
- Contemporary Kichler lighting fixtures

### 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, and contacts on all perimeter operable doors
- Honeywell Programmable WiFi thermostat
- One fiber service conduit directly to control panel
- Smoke and carbon monoxide detectors
- Two USB equipped outlets for easy phone charging
- One structured wiring panel
- Three cable TV outlets
- Three phone or data outlets

### 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
- 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 (per plan) and cooktop / range

### 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 to ensure energy efficiency and savings
- 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
- 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

## WALDEN POND



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 Coop.  
(903) 455-1715  
[powertochoose.org](http://powertochoose.org)



### Natural Gas

SiEnergy  
(888) 468-7007



### Internet, Cable & Phone

Altice  
(866) 950-3278



### Security

HomePro  
(844) 661-5777  
[homeprotech.com](http://homeprotech.com)



### Trash, Water & Sewer

CWD: (972) 392-9300  
Highpoint SUD: (972) 564-3801  
Inframark: (972) 552-9496



### Police Department

Non-emergency  
(972) 552-6625



### Fire Department

Non-emergency  
(972) 552-6635



### Emergency

911



### Home Owners Association

Essex Management  
(972) 534-2681

For more information or questions contact your sales counselor.  
[www.UnionMainHomes.com](http://www.UnionMainHomes.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](http://www.unionmainhomes.com).

### 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](http://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 visit [www.UnionMainHomes.com](http://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. © 2023 UnionMain Homes, LLC. All rights reserved. 04/2024













## COMMUNITY SALES CENTER

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2209 Walden Pond Blvd.

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