

## Cross Oaks Ranch

From the \$110s



### Property / Community Information

Cross Oaks Ranch has an inviting family and friends atmosphere that will give you a sense of serenity you have never experienced in a residential community.

Cross Oaks Ranch is within close proximity to exclusive shopping at the new Stonebriar Mall in Frisco and minor retail minutes away in Denton. Beautiful Lake Lewisville, which is also nearby, offers numerous water activities plus dining.

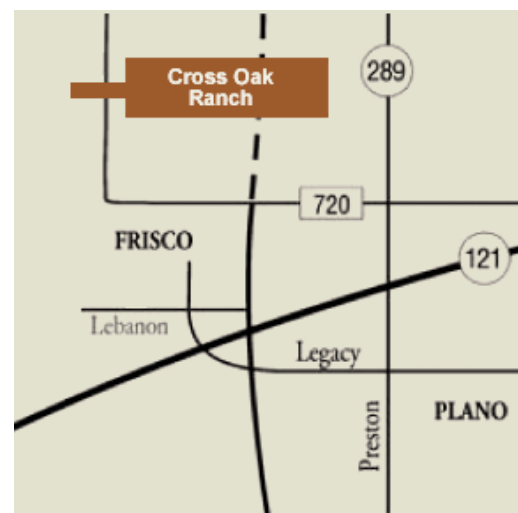
### Directions

From the North: From I-35, take loop 288 East, then go East on Hwy 377. (Hwy 377 turns into Hwy 380 East). From Hwy 380, turn right (South) on FM 720. The community will be on your right.

From the South: Dallas North Tollway, Merges into FM 720, go West on FM 720 (make a left). Go North on FM 423 (make a right). Go West on FM 720 (make a left). Cross over Lake Lewisville and the community will be 2 miles on your left.

From Denton: Approximately 15 miles from 35 East off

### Easy Access Drive Times



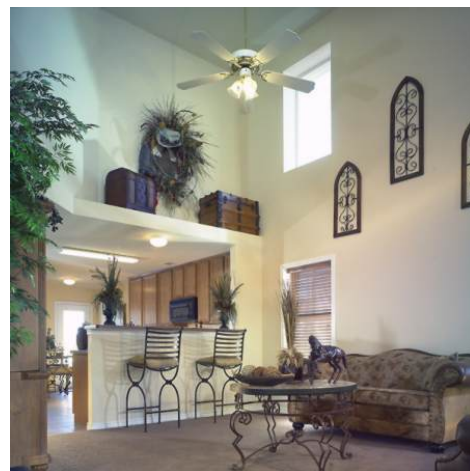
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### Features and Amenities

#### ELEGANT INTERIORS

- 3/8 Rebound Carpet Pad
  - Beautiful Designed Ceilings
  - Bedrooms are blocked and wired for ceiling fans
  - Ceiling Fan in Family Room with Light Kit
  - Choice of Decorator Packages
  - Custom Trim Package to Include: Crown Molding per plan, Custom Trim Window Surrounds
  - Decorator Wall Paint with Contrasting High Gloss White Enamel Doors and Trim
  - Dramatic Design and Styling
  - Garden Tubs in Master Bath
  - Hand-laid ceramic tile in the entry- (3x3)
  - Powder Bath Features Pedestal Sink (per plan)
  - Pre-wired for TV & Phones
  - Privacy Door Locks in Master Bath
  - Pull-Down Attic Stairways with Lighting
  - Satin Nickel Hardware
  - Secure Dual Cam Locking For All Windows
  - Smoke Detectors in all Bedrooms
  - Stain Relief Carpet with Limited Five Year Warranty
  - Walk-in Closets (per plan)
  - Washer & Dryer Hook-ups in all Utility Rooms
- #### EXTERIOR CONSTRUCTION
- Authentic Brick and Hardi Plank Siding
  - Classic Cast Stone Address Blocks
  - Covered Rear Patios (Per Plan)



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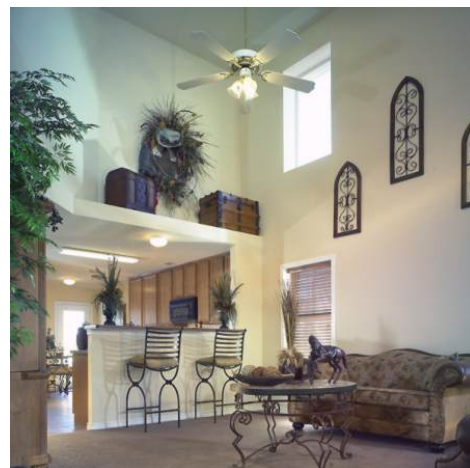
- Divided Light Windows in Front of Home
- Elegant Outdoor Lighting to enhance security
- Exquisite Black Coach Lamps (Per Plan)
- Fully Sodded Front and Side Yards with a Landscape Package (Per Community)
- GFI Weatherproof Outlets, Front & Rear
- Handsome, Low-Maintenance trim Accented with Superior Sherwin Williams
- Hose Bibs Front & Rear
- Low Maintenance Embossed Metal Overhead Garage Doors
- Screen on all Operable Windows
- Semi Gloss Easy Care Acrylic Enamel in Wet Areas
- Six Panel Therma-Tru Fiberglass Front Door Low Maintenance and Superior Performance
- Underground Utilities

### BATHROOMS

- Delta Faucets in all Baths
- Elegant Cultured Marble Vanity in all Baths
- Elongated Commodes in all Baths
- Stylish Easy Care Tub & Shower Units per Plan
- Ventilated Bathrooms

### GOURMET KITCHENS

- Beautifully Crafted Furniture Finished Oak, 42 Upper Cabinets in Kitchen
- Convenient Ice Maker Connection for Refrigerator
- Convenient Ice Maker Hook-up
- Conveniently Located Utility Areas
- Easy Care Laminate Countertops Designer Shades



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- European Hidden Hinges on all Cabinets
- Gleaming Stainless Steel Sink with Vegetable Sprayer
- High Capacity Food Disposal
- Oversized Pantries (most plans)
- Pass Through Service Island in Most Kitchens
- Single Lever Delta Faucet
- Whirlpool Dishwashers & Range
- Whirlpool Space Saver Microwave Oven

### **ENERGY SAVING FEATURES**

- 12 SEER York Heating and Air Conditioning
- 50 Gallon Water Heater
- Extensive attic ventilation
- Insulation Factors:
  - Low E Dual Glazed, Energy Efficient, Thermal Pane Windows
  - Poly foam Sealant at Base Plates and all Top Plates
  - Zoned Heating and Air Conditioning (Per Plan)

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### Area Features

#### HOSPITALS

Atrium Medical Center at Corinth  
Frisco Medical Center, LLP  
Medical Center of Lewisville  
Presbyterian Hospital of Denton  
Centennial Medical Center  
Presbyterian Hospital of Plano  
Texas Heart Hospital of the Southwest  
Medical Center of Plano  
Presbyterian Hospital of Allen  
Baylor Medical Center at Trophy Club

#### POST OFFICES

Little Elm Post Office  
Aubrey Post Office  
Lake Dallas Post Office  
Gold Triangle Financial Unit Post Office  
Teel Village Finance Post Office  
Denton Post Office  
CPU Frisco Storage Center Post Office  
CPU City of Frisco Post Office  
University of North Texas Post Office  
Prosper Post Office  
Frisco Post Office  
CPU Preston Wade Storage Post Office

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Celina Post Office

Argyle Post Office

CPU Mail America Post Office

Ponder Post Office

McKinney Post Office

Roanoke Post Office

Fate Post Office

### SHOPPING

Denton Towne Crossing

Downtown Mini Mall

Traders Mall

West Village

Allen Premium Outlets

Plano Market Square Mall

### GROCERY

Albertson Food & Pharmacy

Kroger

Super Save Food

Walmart Supercenter

Super Target

Albertsons Food & Pharmacy

Walmart

Sams Club

### PARKS AND RECREATION

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### PARKS

McKinney Park

The Park of Denton

Southwest Parks & Playgrounds

Denton City Parks & Recreation

Denton Parks & Recreation

City of Frisco Parks & Recreation

Ridgeview West Memorial Park

Integrity Park

County Youth Park

Myers Park

### SPORTS CENTERS

YMCA

### LIBRARIES

Little Elm Community Library

Aubrey Area Library

Lake Cities Library

Denton Public Library South Branch

Denton Public Library

The Colony Public Library

Frisco Public Library

Prosper Community Library

Lewisville Public Library

Pilot Point Community Library

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Flower Mound Public Library

Christopher A. Parr Library

Carrollton Public Library

Celina Community Library

Marielle M. Davis Library

Wo Haggard Jr. Library

Ler Schimelpfenig Library

Betty Foster Public Library

Allen Public Library

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### Schools

Denton Public Schools' mission is to provide the best educational opportunities in a challenging, yet supportive environment where individuals and cultural diversity are respected so that our students become knowledgeable and responsible citizens.

#### ELEMENTARY SCHOOL

Providence Elementary School

For more information about our school, please visit our website or call (940) 369-1900.

#### MIDDLE SCHOOL

Navo Middle School

For more information about our school, please visit our website or call (972) 347-7500.

#### HIGH SCHOOL

Ryan High School

RHS will provide its diverse student population with a knowledge base that will make them productive citizens in the community. The entire school, faculty and staff, will work together to produce individuals who are aware, concerned, knowledgeable, and responsible. RHS will foster citizenship, promote literacy and cultivate personal fulfillment in its student body in a safe and healthy school climate.

For more information about our school, please visit our website or call (940) 369-3000.