



*Welcome Home!*

**LEXINGTON PARK TOWNHOMES**  
*at Rice Field*

New Urbanism is the lifestyle in this wonderful new eco-friendly neighborhood. Lexington Park at Rice Field is a brand new urban community located two blocks from the Downtown Plano DART light rail station. This is a first of its kind property in Plano featuring state-of-the-art engineering, cutting-edge interior designs, performance energy certifications and rich finishes.

Lexington Park at Rice Field is Plano real estate at its finest, with extraordinary luxury home amenities including hardwood floors, custom trim and millwork, granite countertops, stainless steel appliances, upgraded light fixture packages, lavish hardware and plumbing fixtures, oversized closets and storage, and custom-built oak staircases.

Master Suites in these Plano new homes are luxurious retreats, encompassing the entire top floors of the homes, giving them commanding views of the surrounding area. The Master Bedrooms boast architecturally sloped ceilings, relaxing sitting areas and grand spa-like bathrooms and dressing areas with jetted tubs, separate glass-enclosed showers, custom vanity cabinets, upgraded plumbing and hardware appointments, and beveled mirrors in custom museum-quality frames.

The fully equipped Chef's Kitchens feature eco-friendly Green Edge hardwood floors by Shaw, professionally designed custom cabinets, slab granite countertops, under mount double basin stainless steel sinks, custom full tile backsplashes, upgraded Frigidaire Energy Star stainless steel appliances, and professionally layered ambient, task and accent lighting packages.

Built with remarkable structural, energy saving and indoor air quality engineering features, these new homes in Plano are Certified Green Built and are Energy Star certified. High efficiency, 14 SEER Lennox zoned air conditioning and high efficiency furnaces are included, as are technologically advanced zero-emission fireplaces, tankless water heaters and recycled Green Fiber Insulation.

Plano ISD

Elementary – Mendenhall

Middle – Otto

Junior High – Williams

High School – Plano East

*Offered by The Branch Team, RE/MAX Dallas Suburbs*

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*Luxury Features*

- ❖ Shaw Green Edge eco-friendly flooring packages including authentic oak hardwood floors AND Green Edge eco-friendly Frieze carpet
- ❖ Richly detailed custom trim and millwork including solid core doors, crown moulding, 6" décor base moulding, site-built fireplace mantle and extensive casing
- ❖ Home wiring solutions including RG-6 digital television and CAT-5 telephone with numerous outlets
- ❖ Ample use of recessed can lighting throughout coupled with richly upgraded decorative lighting packages create a warm inviting ambiance
- ❖ Sophisticated alarm systems with multiple programmable keypads, system coverage for all windows and doors, multiple motion sensors and carbon monoxide detectors
- ❖ Bathrooms feature porcelain or upgraded ceramic floor and wall tiles, custom-built vanity cabinets, oversized Jetta Whirlpool bathtubs, solid granite countertops, lavish hardware and plumbing fixtures and framed beveled mirrors
- ❖ Custom staircases by Arrowhead with authentic solid oak treads and hearty oak handrails are complemented by elegantly painted stair skirts and risers
- ❖ Custom Kitchens, professionally designed for epicureans, feature spacious 10 foot ceilings, oak hardwood floors and professionally planned storage solutions including expansive Pantries
- ❖ Designed with custom cabinetry, period-correct architectural details and enhanced millwork, the Kitchens boast large center islands and solid slab granite Serving Bars
- ❖ Granite countertops are included throughout and feature double basin (60/40s) under mount stainless steel sink and Milano Satin Nickel, low-consumption, single handle pull-out faucet
- ❖ Ambient lighting is provided by recessed can lights, while countertop task lighting is served with well-placed under-cabinet lighting
- ❖ Spanning from the granite counters to the custom 42" upper cabinets, are full height tile backsplashes with custom detailing and authentic Subway Tile
- ❖ Kitchen accent lighting is provided by a brushed nickel pot rack with built-in lights above the center island while decorative pendant fixtures light Serving Bars

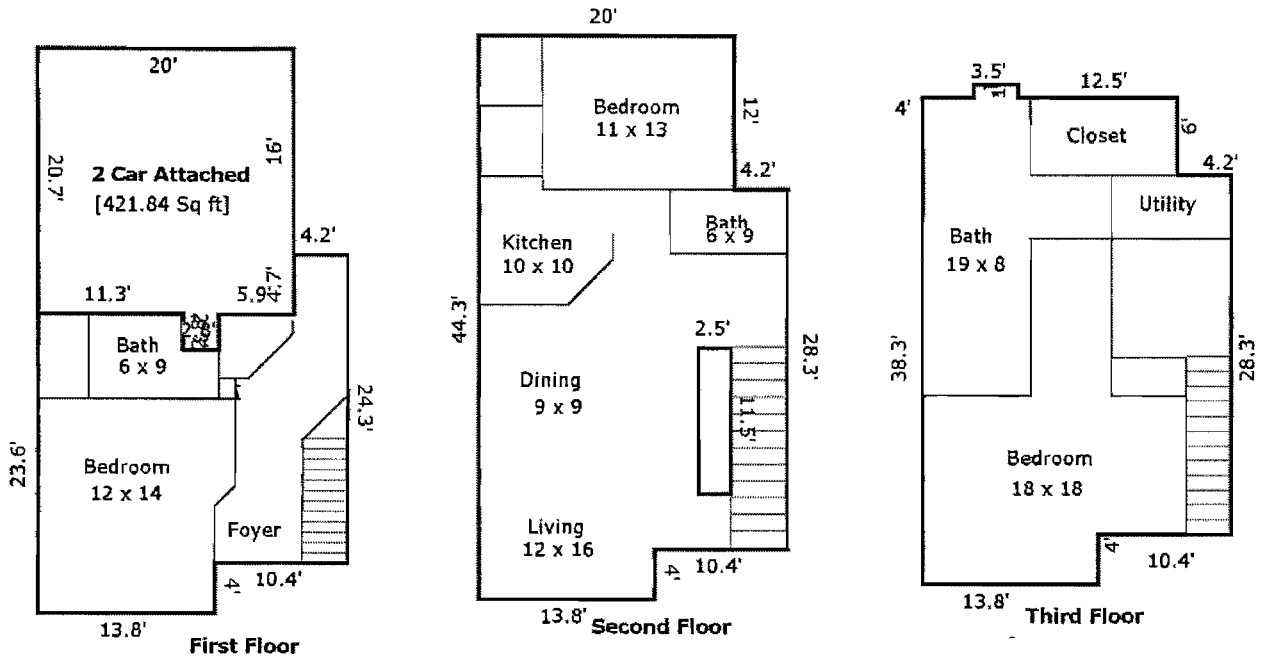
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- ❖ Upgraded Frigidaire Stainless Steel Energy Star qualified appliance packages
- ❖ Appliance packages include Frigidaire 30" Stainless Steel Gas Range, Frigidaire 30" Stainless Steel built-in Microwave, and Frigidaire Stainless Steel Dishwasher
- ❖ Master Suites encompass the entire third floor of the Lexington Townhomes for a truly outstanding Master Retreat
- ❖ Master Suites are nestled under the roof, creating architecturally sloped ceilings for design interest, while providing expansive views of the surrounding area
- ❖ All Master Suites feature comfortable sitting areas with oversized windows
- ❖ Luxurious Master Baths boast lavish plumbing fixtures by Georgetown and Langdon
- ❖ Wet areas include oversized Jetta Whirlpool Tubs and large separate showers with custom tile work
- ❖ Separate vanity areas feature custom cabinetry, solid slab granite countertops, Toto sinks, designer matching lavatory faucets and custom beveled-mirrors set in museum-quality frames by DeNunzio
- ❖ Magnificently oversized master closets, atypical for townhomes, featuring custom built-ins, shelving, shoe racks and provisions for out-of-season storage
- ❖ Spectacular one-lite Marquee double-hung windows maximize warm natural sunlight
- ❖ Xeriscaping, with acclimatized plants, has been professionally planned by a licensed landscape architect for low water consumption
- ❖ The two-car garage with remote opener is vapor sealed to prevent penetration of chemical, gas and odor intrusion into your home
- ❖ Full automatic lawn sprinkler systems, gutters and underground drainage
- ❖ Period sensitive street lights, sign posts and decorative cast aluminum mailboxes

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# LEXINGTON PARK TOWNHOMES

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## The Barnett | 3 Bedrooms | 3 Baths | 2,351 Sq Ft | \$224,880

The Barnett, with numerous oversized windows, is a luxurious interior townhome residence for those homeowners seeking to maximize energy efficiency in their new homes. These luxury townhomes, while respectful of the rich heritage of the area, offer refined new urban architectural designs, like Entry Foyers which soar up through the second floor to 21 foot ceilings.

The Barnett is a large, open townhome with three large bedrooms, one of which is a full Second Master with an oversized jetted bathtub. There are three full bathrooms, a second floor Family Room with a state-of-the-art fireplace to enhance indoor air quality, and a Loft area open to the Foyer below. Adjacent to the Family Room, for connectivity in entertaining, are the Kitchen with an oversized walk-in Pantry, Dining Room and an additional Guest Suite.

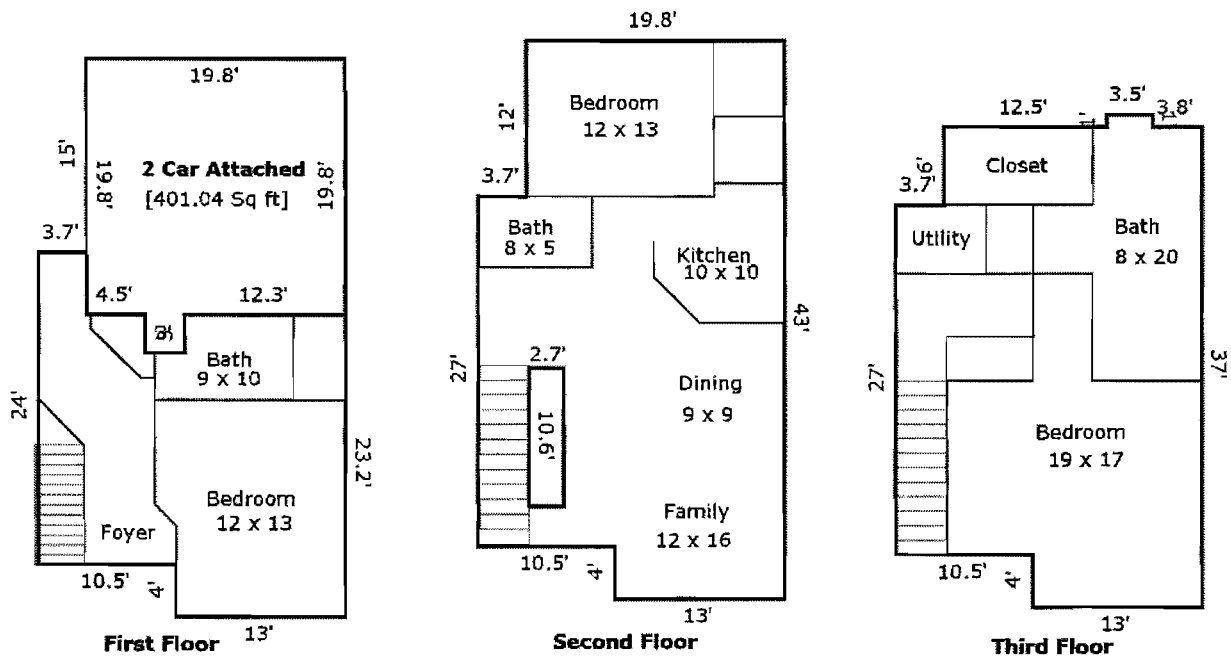
The entire third floor is an architecturally significant Master Suite with sloped ceilings and Sitting Area, a luxurious Bath and Dressing Area with separate shower, and an oversized closet plus a hidden large storage area.

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## The Murphy | 3 Bedrooms | 3 Baths | 2,279 Sq Ft | \$219,880

The Murphy, with numerous oversized windows, is a luxurious interior townhome residence for those homeowners seeking to maximize energy efficiency with their new home purchase. This luxury townhome, while respectful of the rich heritage of the area, offers refined new urban architectural designs, like an Entry Foyer which soars up through the second floor to 21 foot ceilings.

The Murphy is a one-of-a-kind open floor plan with three large bedrooms, one of which is a full Guest Suite with an oversized jetted bathtub, three full bathrooms and a second floor Family Room with a state-of-the-art fireplace to enhance indoor air quality, and a Loft area open to the Foyer below. Adjacent to the Family Room, for connectivity in entertaining, are the Kitchen with an oversized walk-in Pantry, Dining Room and an additional Guest Suite.

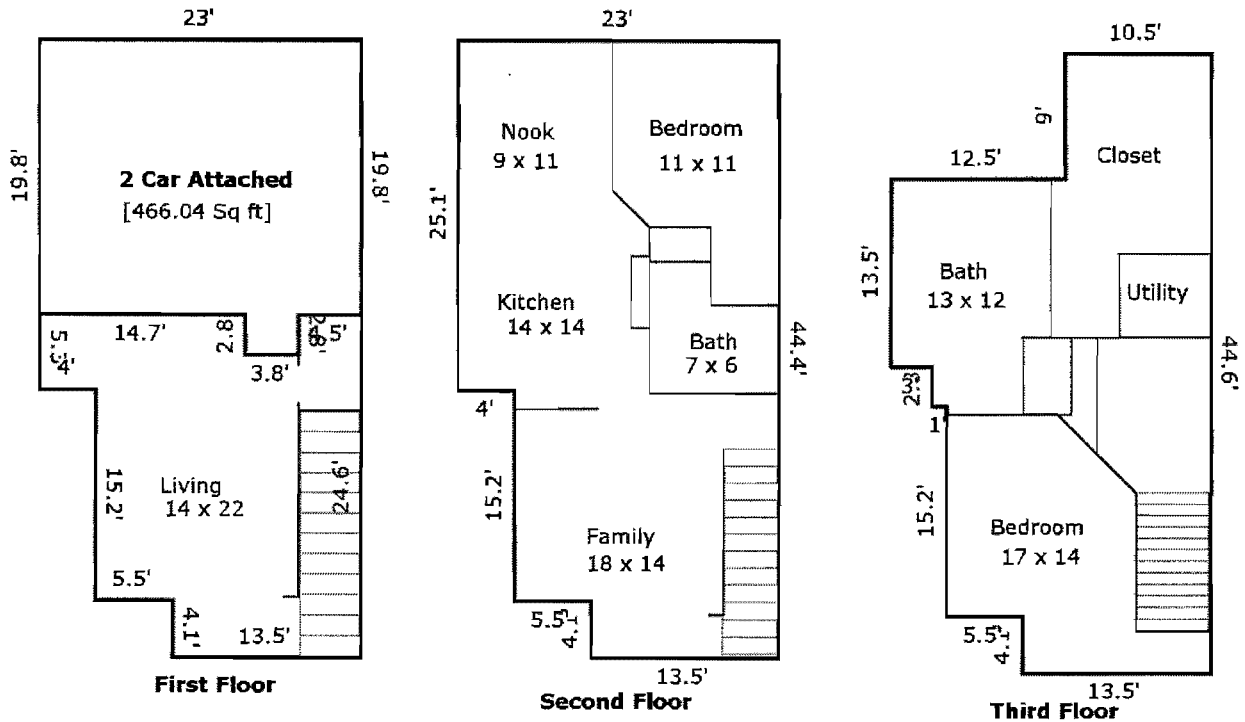
The entire third floor is an architecturally significant Master Suite with sloped ceilings and Sitting Area, a luxurious Bath and Dressing Area with separate shower, and an oversized closet plus a hidden large storage area.

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# LEXINGTON PARK TOWNHOMES

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## The Aldridge | 2 Bedrooms | 2 Baths | 2,126 Sq Ft | \$204,880

The Aldridge is a magnificent, corner townhome with windows on three sides, providing tremendous natural light. These two townhomes are unique. With its wrap-around front porch and a design mindful of the rich heritage of the area, these Lexington townhomes will not last long. The Aldridge is an open floor plan which features two large bedrooms, two full bathrooms, and two large living areas – a first floor flexible space respectful of the architecture and a second floor informal Living Room with a state-of-the art fireplace. On the second floor of these townhomes, adjacent to the Living Room for connectivity in entertaining, are the Kitchen and Dining Room with soaring ceilings, vaulted to a height of 20 feet, a rarity in townhomes.

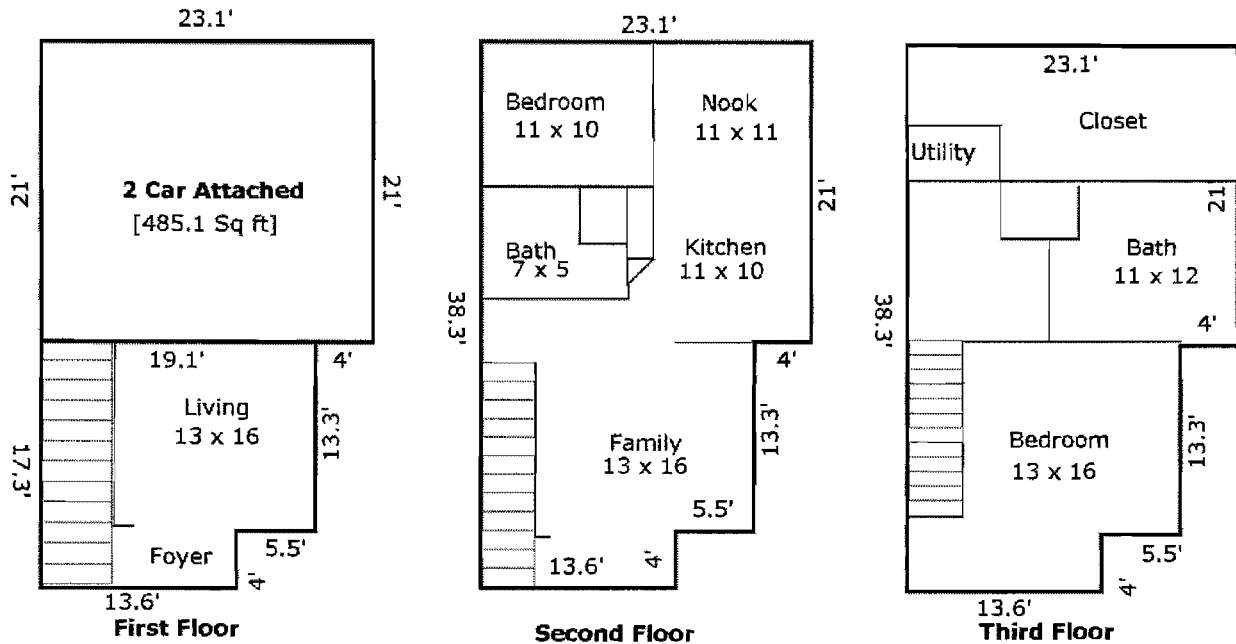
The Aldridge features a Master Suite with architecturally sloped ceilings – encompassing the entire third floor of these townhomes – commanding expansive views of the surrounding area. The Master Suite boasts a luxurious bathroom and dressing area with separate tub and shower and dual vanities. A tremendous over-sized closet completes the Master Suite.

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**The Harrington | 2 Bedrooms | 2 Baths | 1,862 Sq Ft | \$179,880**

The Harrington is a one-of-a-kind, corner townhome with windows on three sides, providing tremendous natural light and a great view. With its wrap-around front porch and design, mindful of the rich Heritage of the area, it will not last long.

The Harrington is an open townhome which features two large bedrooms, two full bathrooms, and two large living areas - a first floor flexible space respectful of the architecture and a second floor informal Living Room with a state-of-the art fireplace. Adjacent to the Living Room, for connectivity in entertaining, are the island Kitchen and Dining Room.

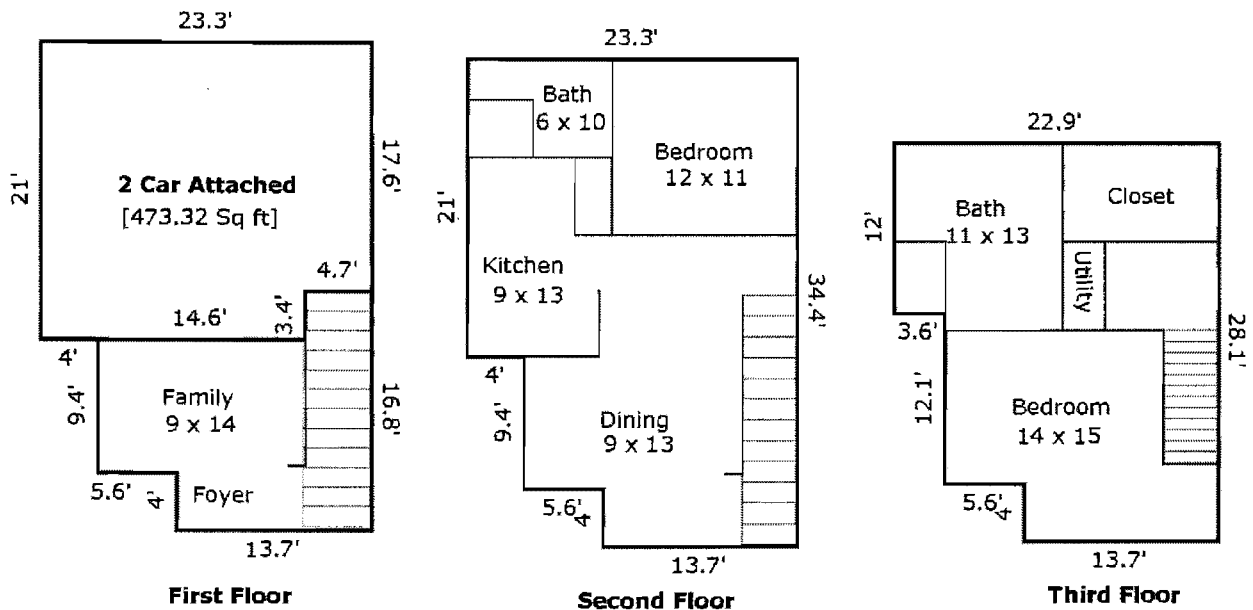
The Harrington features a Master Suite with architecturally sloped ceilings – encompassing the entire third floor of the home – commanding expansive views of the surrounding area. The Master Suite boasts a luxurious Bath and Dressing Area with separate shower and dual vanities. A tremendous oversized closet completes the Master Suite.

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## The Pembroke | 2 Bedrooms | 2 Baths | 1,658 Sq Ft | \$159,880

The Pembroke is a magnificent, one-of-a-kind, corner townhome with windows on three sides, providing tremendous natural light and a great view. With its wrap-around front porch and design, it is mindful of the rich Heritage of the area. The most economical of the Lexington Townhomes, it will not last long.

The Pembroke is an open floor plan which features two large bedrooms, two full bathrooms, and two large living areas - a first floor flexible space respectful of the architecture and a second floor informal Living Room with a state-of-the art fireplace. Adjacent to the Living Room, for connectivity in entertaining, are the island Kitchen and Dining Room.

The Pembroke features a Master Suite with architecturally sloped ceilings – encompassing the entire third floor of the home – commanding expansive views of the surrounding area. The Master Suite boasts a luxurious Bathroom and Dressing Area with separate shower and dual vanities. A tremendous oversized closet completes the Master Suite.

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