

**COMING
THIS
SUMMER!**



HERITAGE HILL ESTATES

New Construction Luxury Duplexes & Fourplexes in Venus, Texas

DFW Area Location near Jobs, Shopping, Medical & Dining

Across from New Google \$600 Million Data Center

Contemporary Designer Features: Wood look Tile Floors; Granite countertops; Deep undermount deep sinks with Pull out faucets; Walk-in shower in master baths; pendant lighting & more!

Children attend Acclaimed Midlothian School District!

Sales Price:

Duplex: 2662 Fairhaven -- \$430,000 -- 1 Story Plan 3 Bedroom 2 Bath 2 Car Garage

Duplex: 2930 Asheville -- \$440,000 -- 2 Story Plan 3 Bedroom 2 Bath 2 Car Garage

Fourplex: 4889 -- \$680,000 -- 2 Story Plan with Rear Alley Garage Access

One - 3 BR 2 B, 1 Car Garage Units

Two - 2 BR 1.5 B, 1 Car Garage Units

One - 2 BR 2 B 1 Car Garage Units

Rents:	Duplex: 2662 - Fairhaven	\$1695 for 3 Bedroom 2 Bath units
	Duplex: 2930 - Asheville	\$1,795 for 3 Bedroom 2 Bath units
	Fourplex: 4889 - Fourplex	A -3 BR 2 B, 1347 sq. ft. (downstairs unit) \$1495
		B -2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1295
		C -2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1295
		D -2 BR 2 B, 1274 sq. ft. (upstairs unit with 2 masters) \$1395

** Prices Subject to Change without Notice **

Property Taxes	2.90% Tax Rate in Ellis County
HOA + Water	\$750 per duplex, \$850 per fourplex annually
Fire Monitoring Utilities:	Fourplexes only \$962
Utilities	All utilities paid by tenants
Management Fee:	5% of Gross monthly rents collected, Lease up fees 65%/100%

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