

T THE ROW

NETZE.HOMES
Where Beauty Meets Resilience

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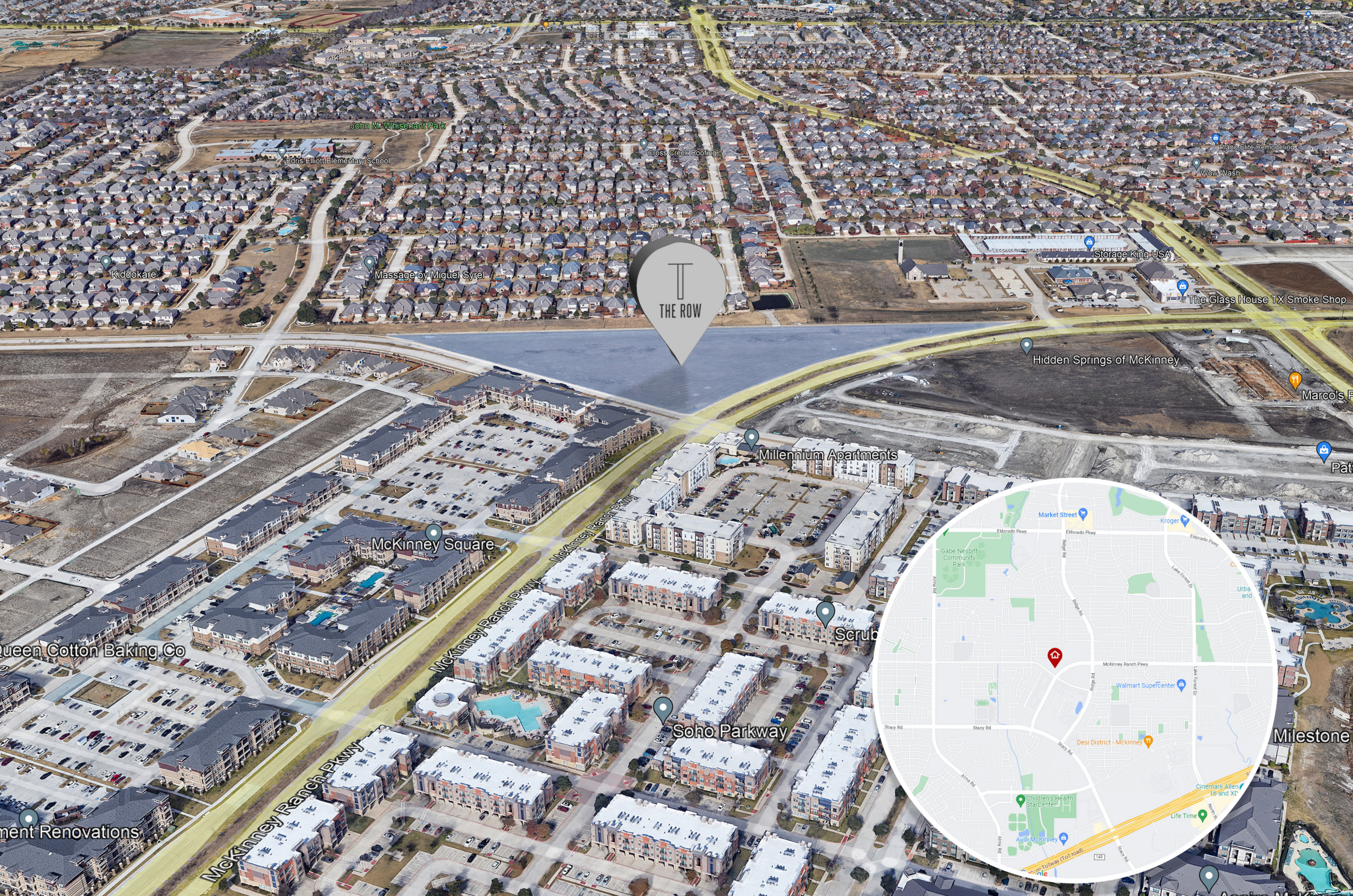
All views and floor plans shown in marketing package are approximate and subject to change.

WELCOME TO THE ROW

Indulge in the Height of Modern Luxury Living in McKinney! THE ROW is a premium residential townhome development located at the intersection of Silverado Trail and McKinney Ranch Parkway in the vibrant city of McKinney, Texas. McKinney is known for its rich history, beautiful parks, and bustling downtown district, offering a plethora of cultural events, shopping, and dining options. The city is also home to the prestigious Frisco Independent School District, which has been consistently ranked as one of the top school districts in Texas, catering to families seeking a top-tier education for their children. Major retailers, healthcare facilities, and markets like Walmart are just a short drive away. Take advantage of the nearby attractions, including GrandScape, Legacy West, and the highly anticipated Universal Studios, for endless entertainment, dining, and shopping options. THE ROW at McKinney features modern architecture and polished finishes, providing a luxurious and elegant living experience. Get ready to elevate your lifestyle in 2025! Our magnificent Town Homes at Silverado Trail and McKinney Ranch Parkway are ready to welcome you to your new home, where comfort, style, and sophistication meet.

**// Simplicity
is the
ultimate
sophistication //**

- Leonardo da Vinci



Community Location: Silverado Trail & McKinney Ranch Pkwy, McKinney, TX.

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WHY McKinney?

The city on the rise

The City of McKinney has announced its annual population estimate of nearly 200,000 residents, a roughly 1.6 percent increase in population from January 2020. According to city estimates, the population has increased nearly 267 percent during the last 23 years, from 58,438 in 2001 to 214,810 in 2024. the city was named the fourth fastest-growing city in the country from 2010 to 2019 according to U.S. Census Bureau estimates

Estimates show 267 percent growth in the past 20 years

- Highly Rated Place To Live In America
- Magnificent Homes
- Top Tier Education
- Variety Of Things To Do
- Affluent And Welcoming Communities
- Thriving Job Economy
- Low Crime Rate

MASTER PLAN



Master Plan

Min lot Area -1,811 SQFT

Min lot Width -22'

Min lot Depth -85'

 THREE STOREY - 60 UNITS

 TWO STOREY - 6 UNITS



8.6
Acres



66
Lots





2,509
SQFT



3
story



3
Bedrooms

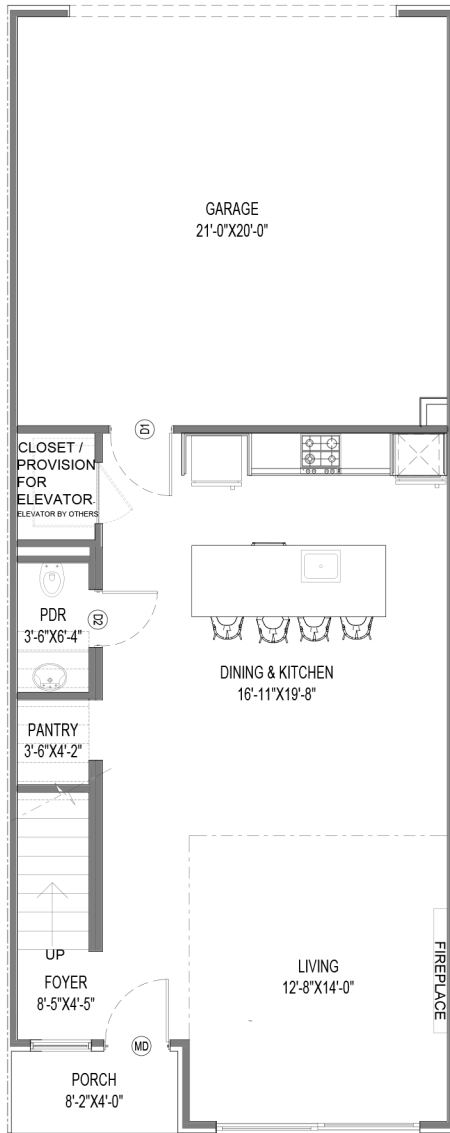


2.5
Baths

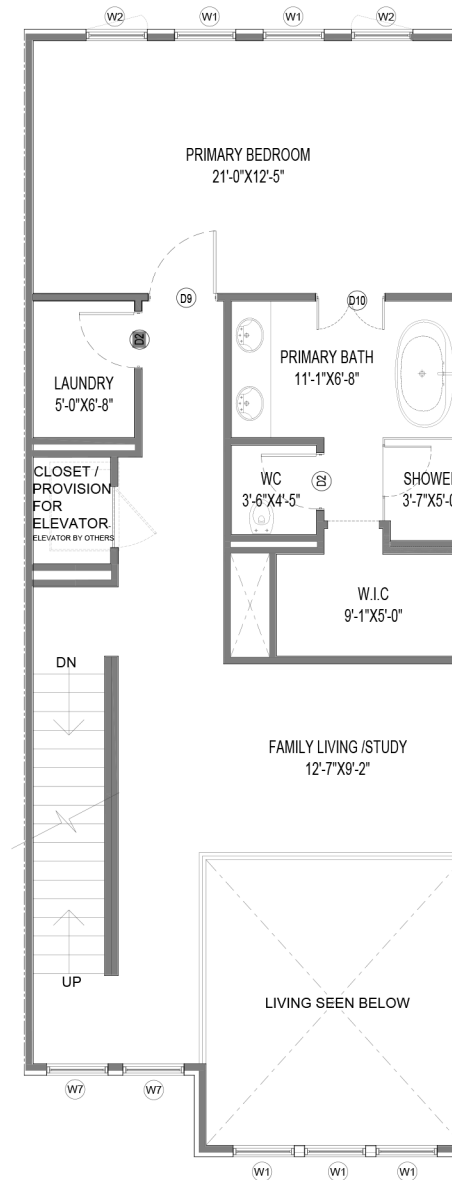


2
Car Garage

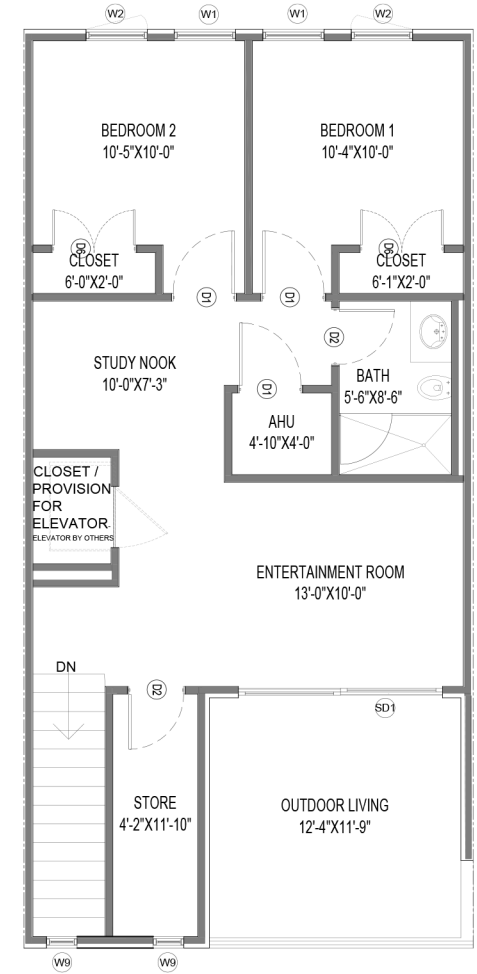
Three storey Unit- Option A



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



2,509
SQFT



3
story



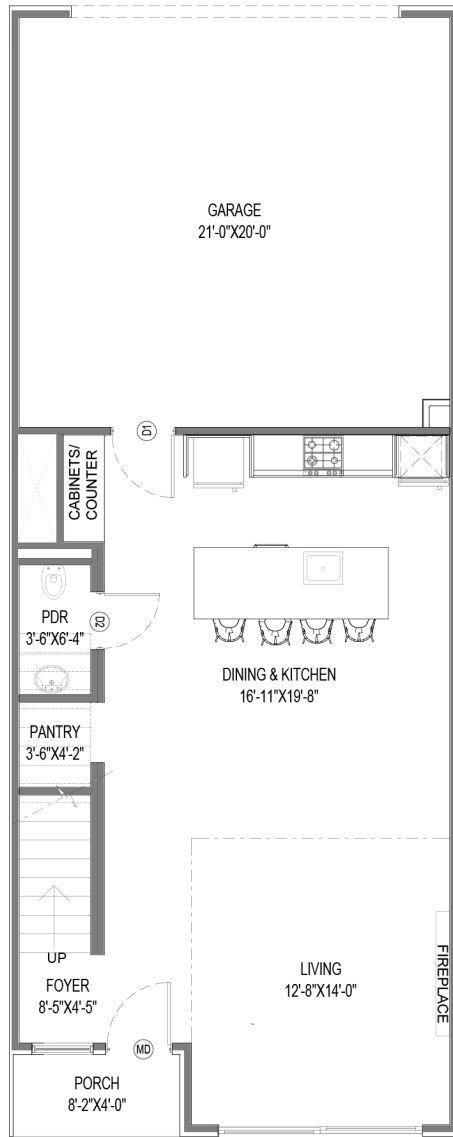
3
Bedrooms



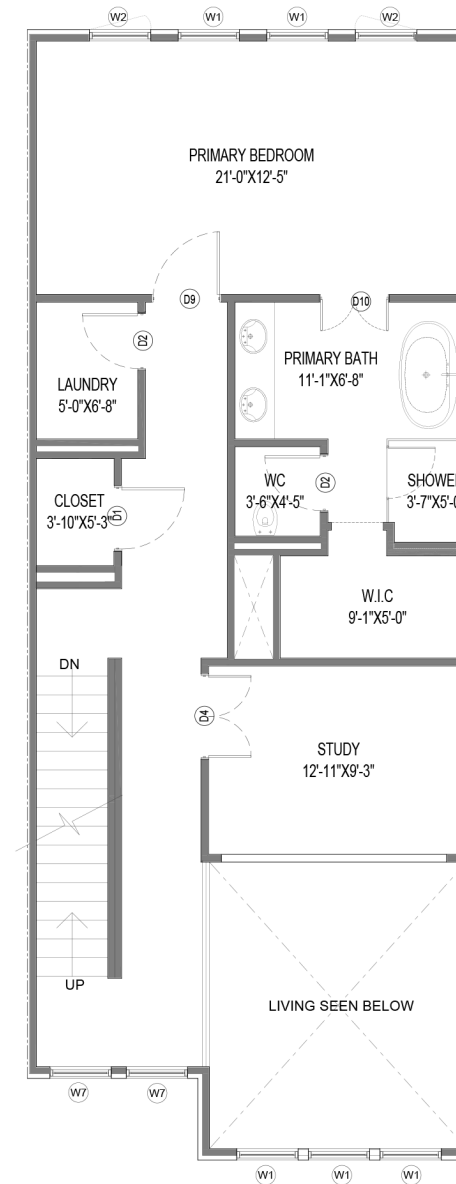
2.5
Baths



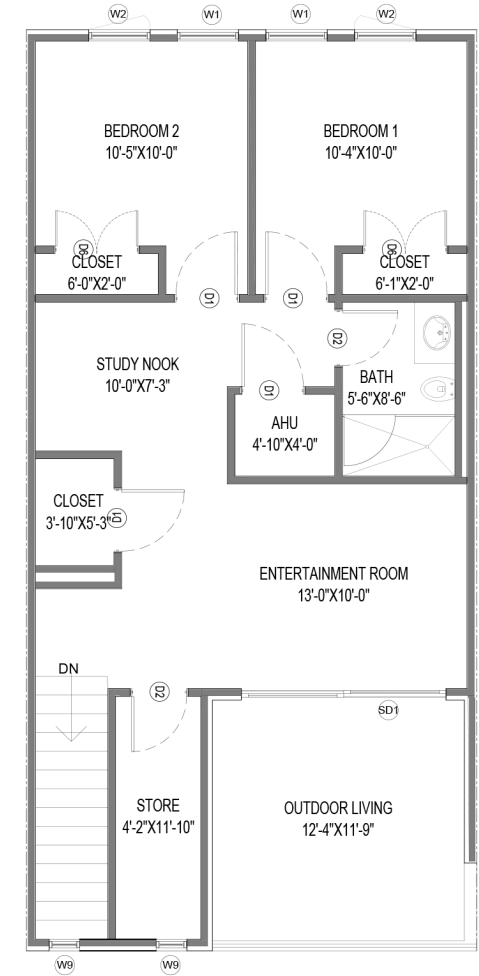
2
Car Garage



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Three storey Unit- Option B



2,727
SQFT



2
story



4
Bedrooms



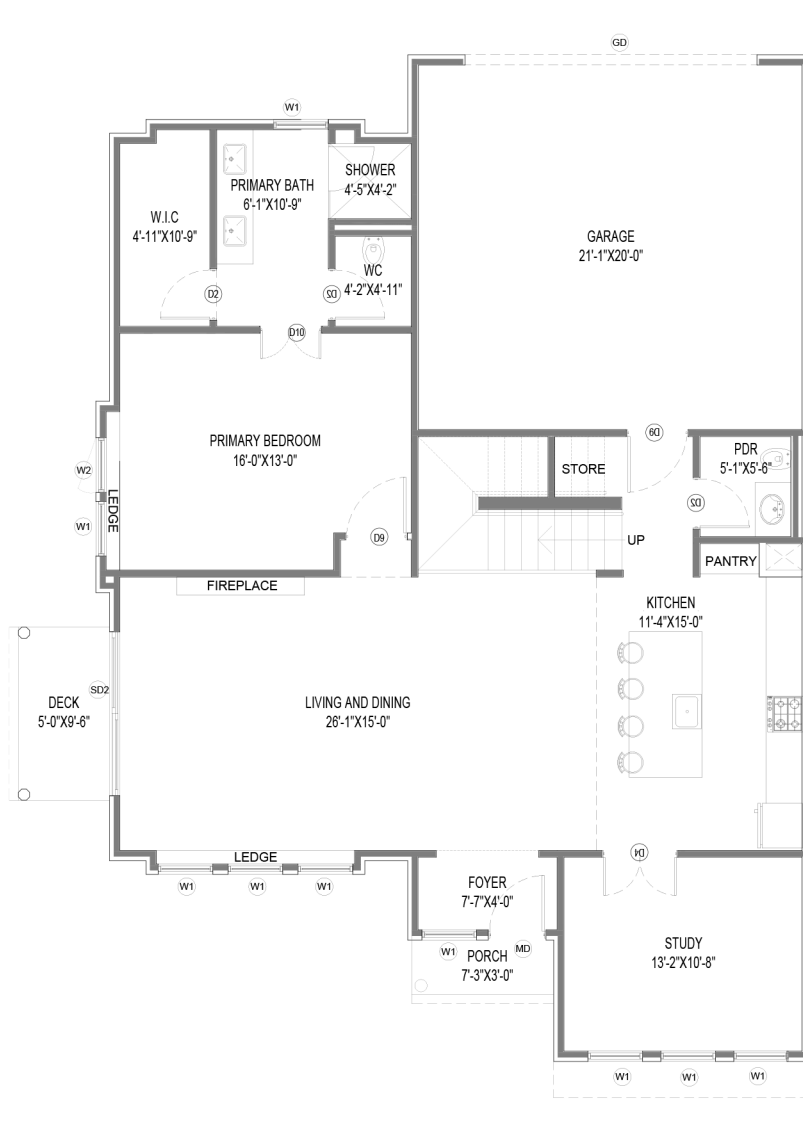
3.5 Baths



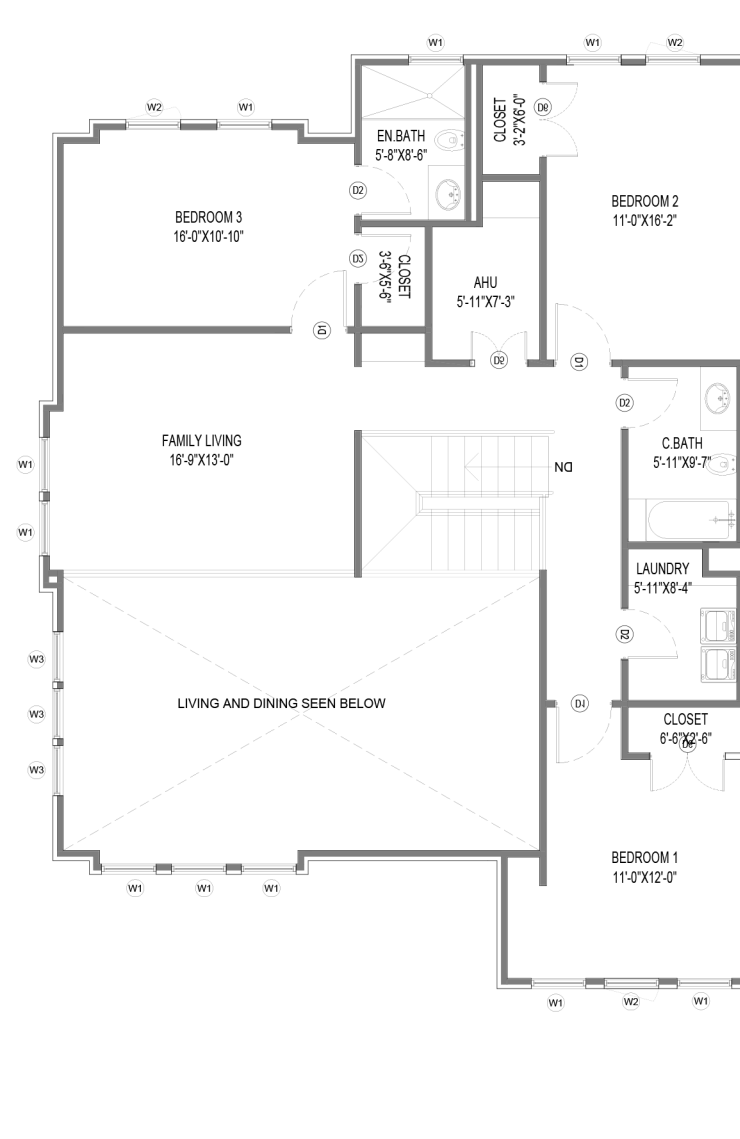
2
Car Garage

NETZE.HOMES
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Two storey Unit



FIRST FLOOR



SECOND FLOOR

DISCLAIMER : The plan and square footage, elevation, exterior finishes, and features are subject to change without notice. All renders/pictures shown are for illustration purpose only.

www.netzehomes.com



Interior View

All views and floor plans shown in marketing package are approximate and subject to change.



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Exterior Features

- A Statement-Making Design - The homes are designed with Contemporary take on Farmhouse Architecture style, making a bold impact on the street.
- Unforgettable Facades – Stone finish smart facade options that give your home a distinctive and eye-catching look. (**a NETZE differentiator !**)
- A Majestic Arrival - Greet guests through a grand entrance porch with the natural beauty and warmth of pine wood soffits. (**a NETZE differentiator !**)
- A Portal to Style - Make a statement every time you enter with our 8' tall front door, featuring a sleek 5 lite design and a secure digital lock pad. (**a NETZE differentiator !**)
- Energy-Savvy Design – Extended overhangs that protect your walls from harmful sunlight and heat radiation keeping the interior cool and promoting energy efficiency. (**a NETZE differentiator !**)
- Timeless Windows - Architecturally designed black vinyl windows add a touch of elegance while being easy to maintain. (**a NETZE differentiator !**)
- A Stunning Surrounding - Impeccable landscaping, including sod and a concrete driveway, enhances the beauty of your home and sets the tone for a warm and inviting ambiance.





Interior Features

- Soak up the Sun: Enjoy the natural light that fills the room through large windows, making the space feel bigger and more peaceful.
- Volume at its Best: Double-height living spaces adds depth and creates a captivating and dynamic environment that brings all the elements together harmoniously.
- Maximize Daylight: Large windows are thoughtfully placed to allow maximum daylight to enter, reducing the need for artificial lighting.
- Enhancing the visual appeal: 8 ft tall interior veneer doors from all living spaces are an exceptional feature that adds grandeur and elegance to any space.
(a **NETZE differentiator** !)
- Floating walls: A unique and visually striking feature that transforms the look and feel of the space. (a **NETZE differentiator** !)
- Envable Bedroom Suite: The master suite boasts a minimum 11 feet high ceiling, giving you a sense of volume and spaciousness. The primary bedroom features an ensuite bathroom and a large walk-in closet.
- Rich Flooring: Warm-toned wood-grained luxury vinyl plank flooring in the living spaces and master bedroom adds richness and luxury.
- Easy-Care Surfaces: Porcelain matte finish tiles in the bathroom and laundry floor are easy to clean and maintain.
- Designer Lighting: The porch, foyer, and island kitchen are all outfitted with designer lighting fixtures, adding a touch of sophistication

Kitchen Features

- Waterfall Island: Experience culinary luxury with a captivating sleek waterfall island counter. **(a NETZE differentiator!)**
- Timeless Kitchen Design: Boasting modern, floor-to-ceiling cabinetry, your kitchen is sure to become the heart of the home.
- Convenient Sink: An under-mount stainless steel sink with a generous large bowl makes cleaning up after meal prep a breeze.
- Stylish Storage: A combination of laminated cabinetry, including portrait/slab doors, provides ample storage space, while state-of-the-art hardware and handles add a touch of style
- Sleek Black Fixtures: Matte black sink that defines style. **(a NETZE differentiator!)**
- Seamless Microwave & Oven Duo: Experience the epitome of kitchen convenience with a sophisticated built in microwave and oven duo. **(a NETZE differentiator!)**
- Integrated Hood: Modernize your kitchen with our stylish wall mounted integrated hood for superior ventilation and aesthetics.
- Complete Quartz backsplash: Infuse luxury into your kitchen with a stunning full quartz backsplash. **(a NETZE differentiator!)**
- Our Energy Star appliances use less energy, which means more savings & a greener planet **(a NETZE differentiator!)**





Bathroom Features

- Floating vanity: Contemporary Wall-Mounted Elegance **(a NETZE differentiator!)**
- Glamorous Quartz Countertop: Adorn your vanity with a luxurious quartz countertop in elegant shades.
- Standalone bathtubs: Discover the Bliss of Standalone Bathtubs as per plan **(a NETZE differentiator!)**
- Wall-hung toilet: Embrace eco-luxury with sleek wall-hung toilets and dual flush for contemporary living. **(a NETZE differentiator!)**
- En-Suite Oasis: Unwind in a stylish shower enclosure.
- Elegant & Easy-to-Clean Tiling: Achieve a more spacious look for your bathroom with large porcelain tiles for your floor and shower surround, which are easy to clean and maintain.
- Premium Fixtures: Black Premium fixtures for distinctive style elevate your space with Kohler's luxurious fixtures.
- Trendy Bathtub: Complete the common bath with a must-have in-trend bathtub in your home.
- Spacious Powder Room Tiling: Create a more spacious look for your powder room with large porcelain tiles for your floor.
- Streamline Floor Flow: Cutting-edge linear channel drain for optimal water management. **(a NETZE differentiator!)**

"An investment in knowledge pays
the best interest"

Lake Frisco ISD



Comstock Elementary school

0.8 Miles



Scoggins Middle school

1 Miles



Lindsey elementary school

1.2 Miles



Ogle Elementary school

1.5 Miles



Independence High School

4.4 Miles



McSpedden Elementary school

4.4 Miles

Discover some of the great amenities the city has to offer!



St. Andrew's Episcopal Church

0.8 Miles



Walmart Supercenter

1.4 Miles



Kroger

2.5 Miles



Methodist McKinney Hospital

2.6 Miles



McKinney National Airport

6.3 Miles



McKinney Downtown

8.2 Miles

Energy Efficient Features & Technology

- Optimal Climate Control: Enjoy year-round comfort with a energy-efficient central heating and air conditioning system, powered by eco-friendly refrigerants.
- High-Tech Thermostat: Control your indoor climate with precision via a digital thermostat installed in the main areas of your home.
- Energy-Efficient Insulation: Enjoy maximum comfort and energy efficiency with Green guard certified spray foam insulation in the walls and the ceilings.
- UV Protection: Keep harmful UV rays at bay with high-efficiency insulated low-E glass vinyl windows.
- ENERGY STAR® Appliances: Enjoy the latest in energy-saving technology with ENERGY STAR® rated appliances throughout your home.
- Clean Air System: Breathe easy with a fresh air intake system for improved indoor air quality.
- Safety First: Ensure peace of mind with smoke and carbon monoxide detectors installed throughout your home.
- LED Lighting: Save energy and enjoy bright, efficient lighting with all fixtures utilizing energy-saving LED technology.
- Convenient Garage Control: Manage your garage with ease via Wi-Fi-enabled garage door openers.

Our approach to designing a Net-Zero Home



Smart

Developed urban infill properties having seamless access to social infrastructure like workplace, school, parks, fitness, shopping & entertainment



Responsible

Environmentally conscious & climate responsive exclusive design to give a sense of happiness & pride



Innovative

Higher ceiling heights at formal living and living spaces. New building material for facade, floor and ceiling etc. Waterfall kitchen island concepts



Vibrant

Pedestrian friendly pocket communities with parks & landscape for a healthier lifestyle, better social interaction & vibrant neighborhood experience



Minimalist

High-end design to optimize the use of materials, minimalistic design approach with straight lines and simple shapes that are easy to build and maintain



Contemporary

Contemporary and transitional architectural concepts to accommodate next generation lifestyles. Large picture windows bringing in more natural light



Bespoke

Sense of belonging through meticulously curated public spaces, engaging local artists & craftsmen to effortlessly integrate into a city's social & cultural fabric



Wellness

Home designs are about connecting indoor space to outdoor using courtyard concepts that elevate the wellness of inhabitants



NETZE.HOMES Highlights

- Offsite Component Manufacturing: Components of the cold formed steel frame structure are manufactured offsite for improved efficiency, precision, and cost-effectiveness.
- Advanced Cold Formed Steel Software (FRAMECAD): Advanced software like FRAMECAD enhances design accuracy and effectiveness, optimizing structural integrity and performance.
- Gravity and Seismic Design: Buildings are engineered to withstand gravity loads and seismic forces, ensuring stability and safety during earthquakes or other seismic events.
- Healthier Living Environment: Cold formed steel structures prevent mold and allergen growth, providing a healthier living environment by avoiding issues related to rot, mold, and indoor air quality.
- Unforgettable Facades – Stone finish smart facade options that give your home a distinctive and eye-catching look.
- Energy-Savvy Design – Extended overhangs that protect your walls from harmful sunlight and heat radiation keeping the interior cool and promoting energy efficiency
- Timeless Windows - Architecturally designed black vinyl windows add a touch of elegance while being easy to maintain.
- A Majestic Arrival - Greet guests through a grand entrance porch with the natural beauty and warmth of pine wood soffits.
- A Portal to Style - Make a statement every time you enter with our 8' tall front door, featuring a sleek 5 lite design and a secure digital lock pad.
- Enhancing the visual appeal: 8 ft tall interior veneer doors from all living spaces are an exceptional feature that adds grandeur and elegance to any space.
- Floating walls: A unique and visually striking feature that transforms the look and feel of the space
- Seamless and uncluttered look : Wall mounted water closets with concealed cistern that create a clean and streamlined look while optimizing space utilization.

NETZE.HOMES

NETZE Homes develops pocket communities, which helps in creating low-carbon built spaces and lifestyles. In the current scenario, the building industry is responsible for 39% of carbon emission in the world, which is much bigger than the automobile and manufacturing industry put together.

We create a complete ecosystem for NetZero communities, from identifying land to building homes. Founded by design & construction experts, technology leaders, and creative thinkers, with a combined experience of more than 60 years, we use Digital Construction Technology, Next-Gen Design, Digital Land Identification & a Digitized Customer Experience, along with carbon conscious materials, and offsite manufacturing technology to create beautiful homes, sustainable communities & exclusive signature experiences.

NETZE Homes' vision is to become a leader in creating NetZero carbon developments.

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