

Provence

Luxury Townhomes



Provence is McKinney's new sanctuary

As you enter the French provincial inspired estate of Provence, a lifestyle of prestige, luxury and community awaits.

The 80 townhome master planned development is ideally located in the award-winning community of McKinney, voted in 2014 as the best place to live in America by Money Magazine.

Residents will enjoy a premier quality of life, surrounded by an engaging community, within the safety of this prestigious estate. With direct access to world-class facilities and local amenities, solid infrastructure and exemplary schools, Provence is a wonderful place to call home.





Your future residence of luxury and elegance.

With spacious interiors and quality fixtures, Provence utilizes only the best building materials.

A rare blend of detailed architecture, functionality and comfort has been created by the fusion of designer, builder and community to provide residents with a truly unique place to live.

Provence is nestled within an engaging community and sets a new benchmark in townhome estates.

With attention to quality and detail being paramount, these luxurious townhomes are a place you will be proud to call home.



Flooring, baseboards and mouldings

- High quality 5" engineered hardwood floors throughout the first floor
- Mohawk carpet (5 style choices) (upgraded 1/2" carpet pad included)
- Distinctive curved staircase with elegant wrought iron spindles
- 7" paint grade base trim first floor
- 5" paint grade base trim second floor
- Double crown ceiling mouldings to first floor and master bedroom
- Elegant box ceiling in master bedroom
- Sound insulation to walls of bathroom, powder room and utility room
- Designer tiles throughout.

Elegant, stylish and high quality.

Fixtures, appliances and sinkware

- Extensive can lighting
- Generous lighting provision
- Decorative kitchen pendant lights
- Built-in shelving to master closet
- Under cabinet florescent lighting
- Over cabinet florescent lighting
- Generous plumbing fixture allowance
- Built-in 30" rangehood
- Bosch kitchen appliances
- Large stainless steel under mount sink
- Quality sinks in bathrooms and laundry



*Boutique living
at its very
best.*

Heating, cooling, future proofing

- Ceiling fans in family room, study and all bedrooms
- Fully integrated HVAC system
- Inviting 36" direct vent gas fireplace
- Wiring for future elevator
- Security system pre-wired at all exterior openings



Cabinets

- Hand crafted, custom made cabinets
- Choice of door styles throughout.

Doors and hardware

- Double French doors with clear glass for study (per selected plans)
- Satin nickel door hardware on all interior doors
- 10" plate line with raised panel, 8" solid core 1st floor interior doors, choice of style (except closets, storage, pantry doors to be hollow core)
- 9" plate line with raised 6'8" solid core 2nd floor interior doors, choice of style (except closets, storage doors to be hollow core).



Local Amenities

*Distances calculated in miles

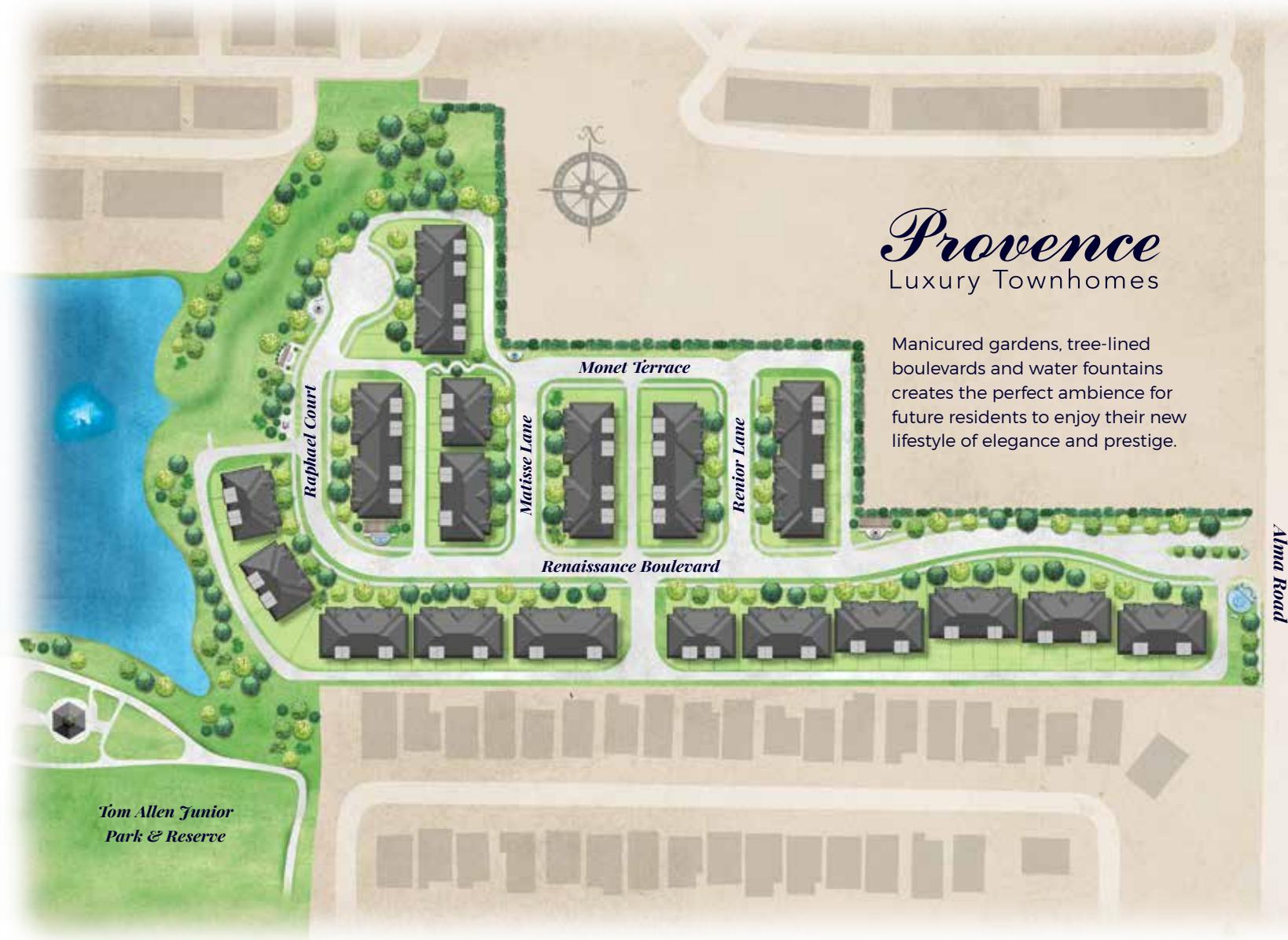
McKinney Tennis Centre	0.5
Aquatic and Fitness Centre	0.5
Baseball fields	0.5
PSA Multi Sport Complex	0.6
Hospital	0.7

Public Library	0.7
Skate Park	0.7
Market Street Supermarket	1.7
Pharmacy	2.2
Post Office	2.7

Stonebridge Ranch Country Club	2.7
West Ridge Golf Course	2.9
Eldorado Country Club	4.9
Downtown McKinney	7.7
Stonebrier Mall	9.2

Schools

Comstock Elementary School	1.3
Ashley Elementary School	2.1
Scoggins Middle School	2.5
Heritage High School	2.9
Collin College Central Park Campus	7.5

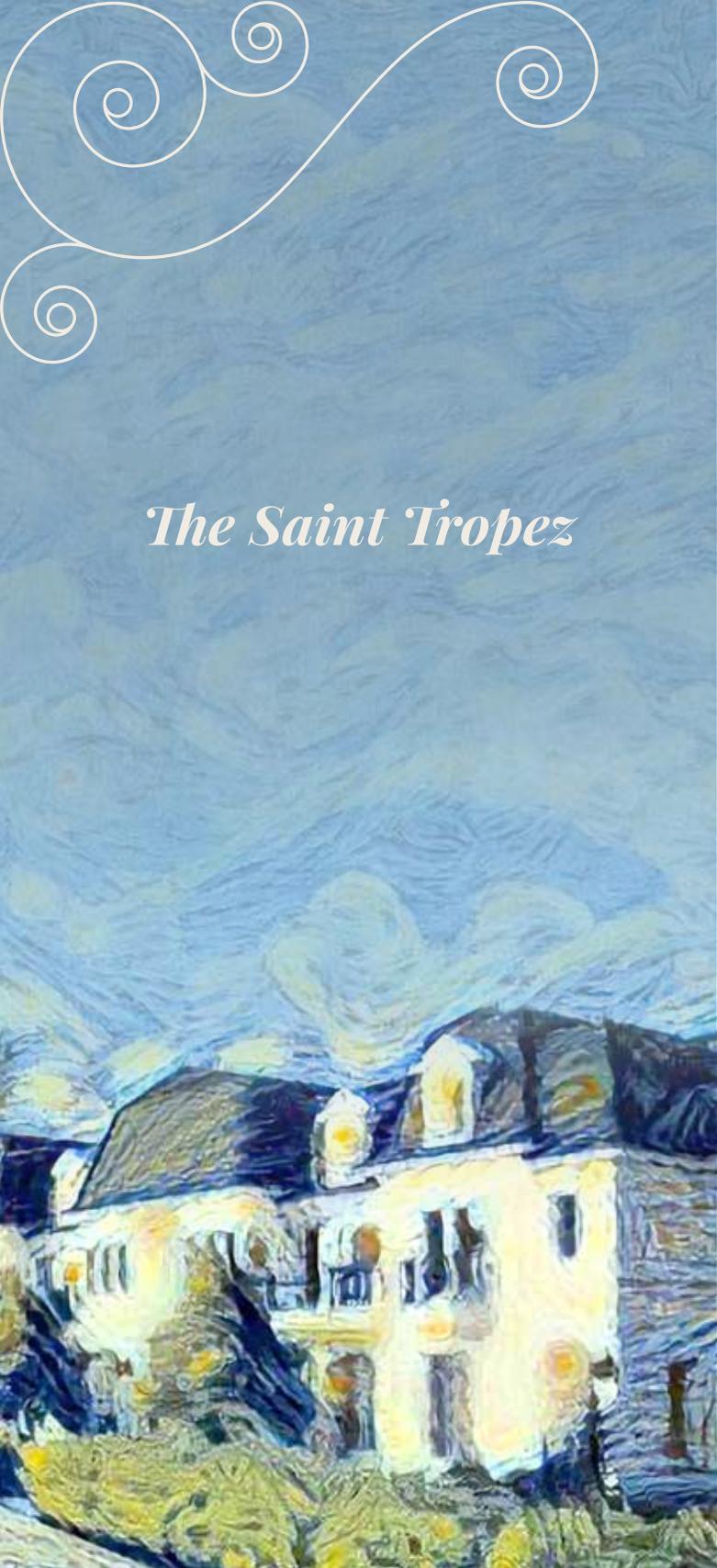


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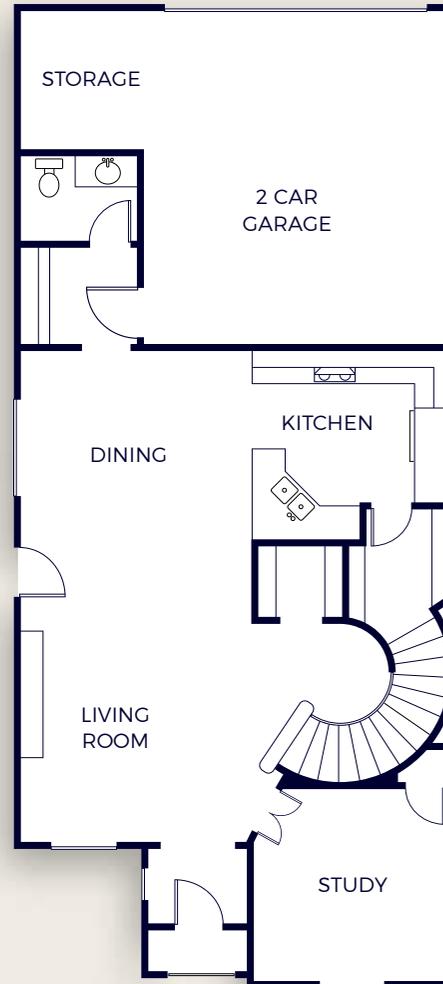
Manicured gardens, tree-lined boulevards and water fountains creates the perfect ambience for future residents to enjoy their new lifestyle of elegance and prestige.

*Tom Allen Junior
Park & Reserve*

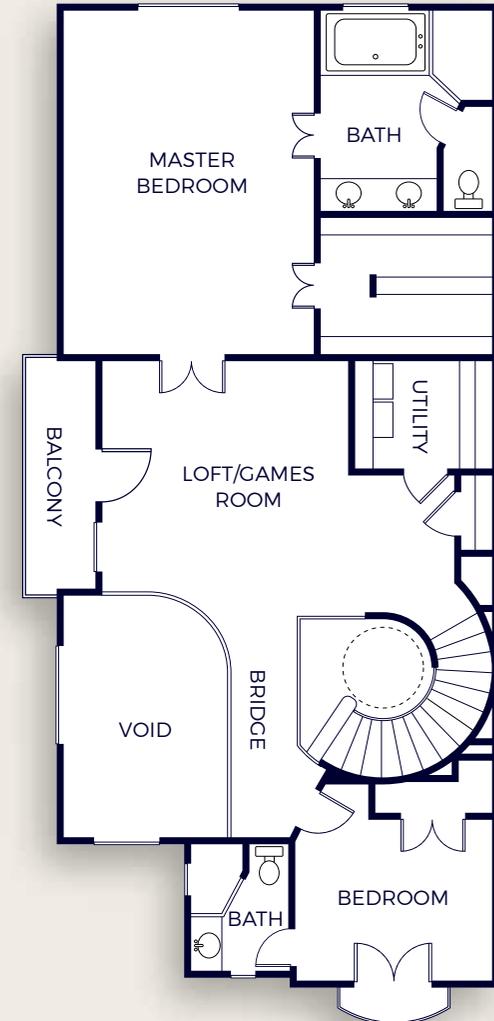


The Saint Tropez

1st Floor



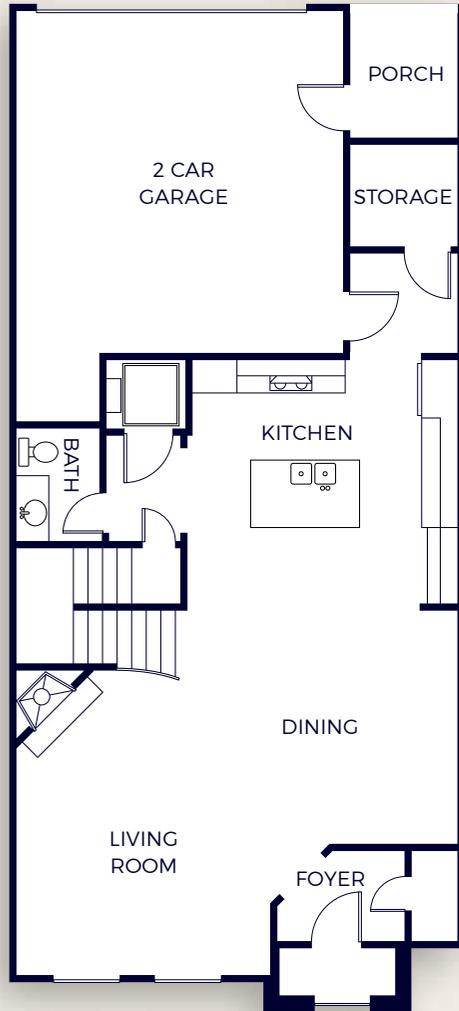
2nd Floor



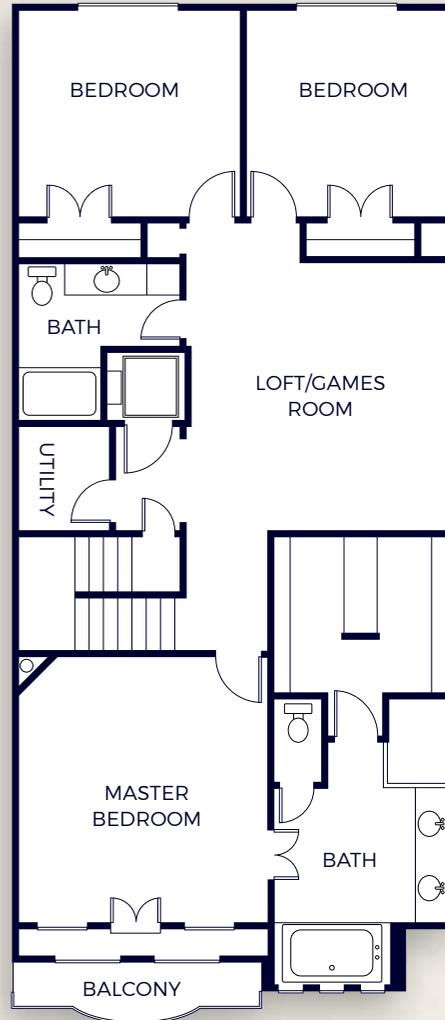
First Floor Living Area	1,135 sq ft.
Second Floor Living Area	1,264 sq ft.
Total Living Area	2,399 sq ft.
Garage	397 sq ft.
Porch	19 sq ft.
Deck/Balcony	74 sq ft.
Total Slab Area	1,551 sq ft.
Total Under Roof	2,889 sq ft.

Please note: All plans are preliminary and require final building and planning approval by the City of McKinney.

1st Floor



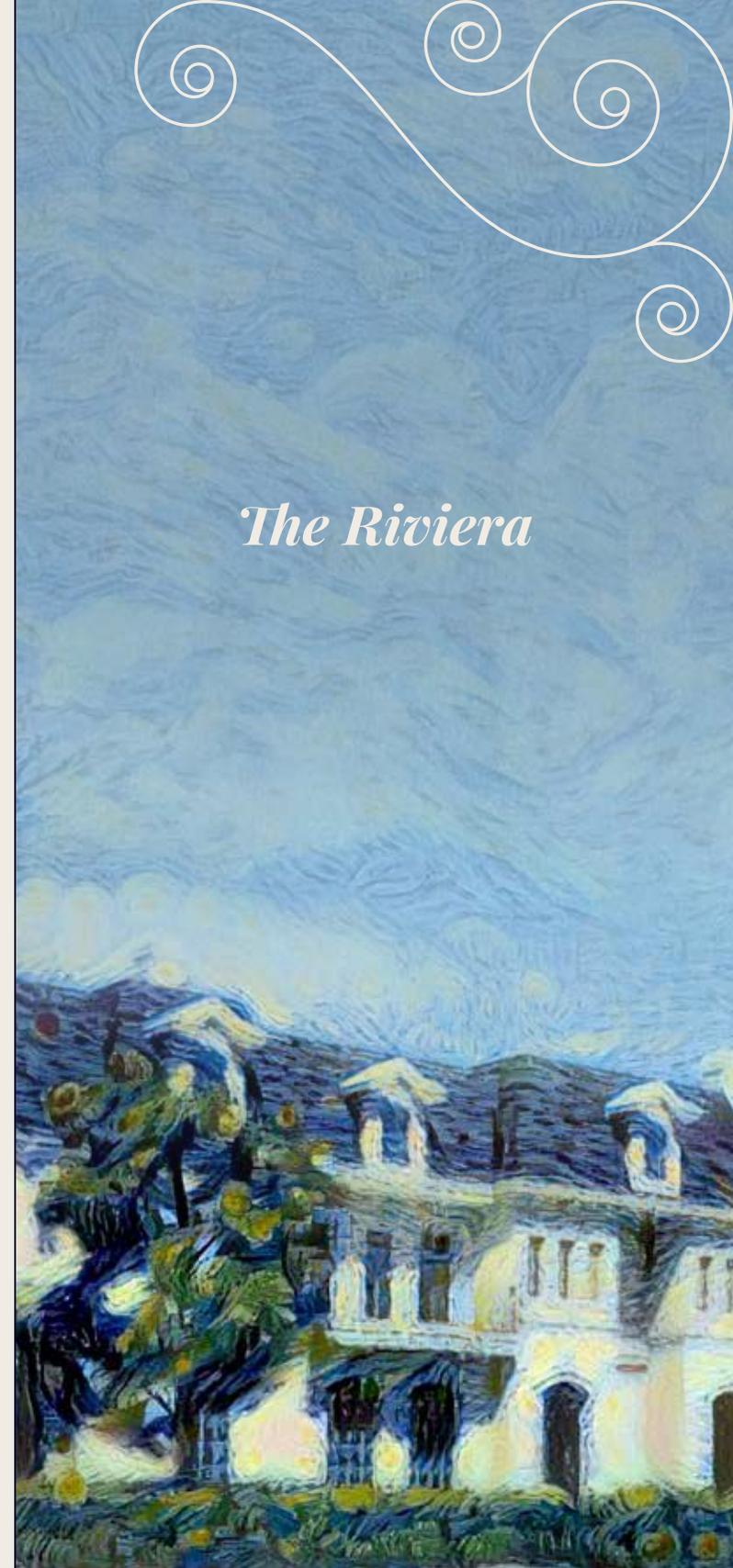
2nd Floor



First Floor Living Area	1,047 sq ft.
Second Floor Living Area	1,481 sq ft.
Total Living Area	2,528 sq ft.
Garage	439 sq ft.
Porch	86 sq ft.
Deck/Balcony	77 sq ft.
Total Slab Area	1,572 sq ft.
Total Under Roof	3,130 sq ft.

Please note: All plans are preliminary and require final building and planning approval by the City of McKinney.

The Riviera



Lifestyle & culture in an award winning community.

The City of McKinney has the impressive accolade of being named as the best place to live in America by Money Magazine in 2014.



In the evening, the City comes to life with an array of restaurants, bars and venues hosting a variety of live events and entertainment, providing fantastic options for an evening out with friends and family.

*There has never been a better
time to join this vibrant,
friendly community.*



Whilst the city has enjoyed an accelerated economy, it still maintains a small town ambience and continues to attract new residents year after year.

Families enjoy easy access to an array of supermarkets, shops, exemplary schools and first class recreation facilities throughout the city. There are many peaceful local parks which create genuine ambience for relaxation.

Trendy cafes and boutique stores populate the historic downtown area of McKinney, satisfying even the most discerning visitor.





About the developers

Texas North Residential

Built on a solid foundation of experience, passion and integrity, Texas North Residential prides itself on exceptional developments. With more than 40 years experience in developing land and housing, Australian co-directors, Colin Ashcroft and Glenn Galvin, have had extensive experience with subdivisions, building renovations and turnkey housing in single family and multi-family developments, both locally and in Australia.

Rest assured, when you purchase your new home from the team at Texas North Residential, you are in the capable hands of professionals focused on quality, style and unequivocal attention to detail.





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www.provencemckinney.com

