

Welcome Home To

Edgewater
FATE, TEXAS



 UNIONMAIN
HOMES

FATE, TX



EDGEWATER

Living is Easy, Life is Full



If you're looking for a wonderful new home in a scenic location, look no further than Edgewater in Fate, Texas. This unique master-planned community gives you all the privacy you desire combined with picturesque surroundings that allow your family to experience the allure of small-town charm and a comforting sense of belonging.

Nestled in the heart of Fate, Edgewater offers an unparalleled living experience with exterior and interior options to style your dream home. Edgewater brings nature to your door with its open-air concept featuring a number of walking and biking trails, pocket parks, and fishing ponds throughout the community. The central amenity center also provides a sparkling pool, perfect for family fun.

Moving to Fate gives you the best of both worlds: a small-town feel, yet conveniently located just a stone's throw away from downtown Dallas. Not to mention, the acclaimed Rockwall Independent School District boasts a reputation for excellence and provides state-of-the-art facilities. Some lots will be zoned for the equally reputable Royse City Independent School District.*

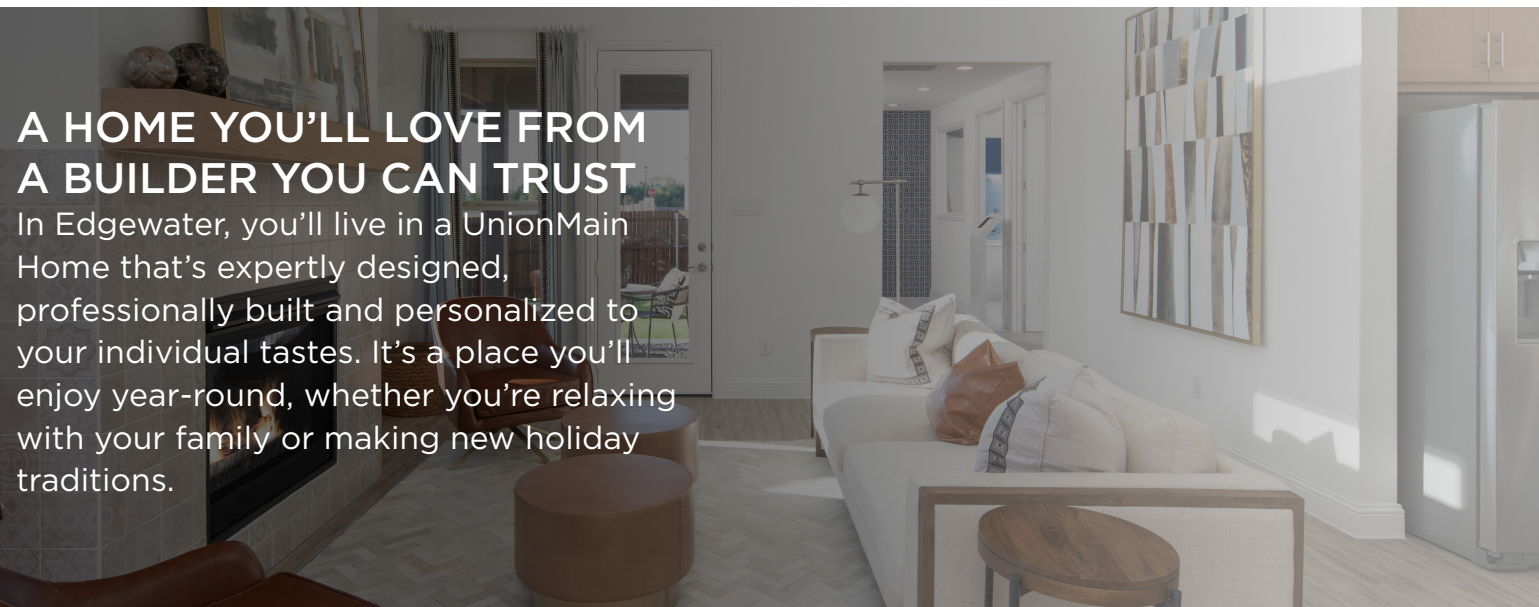
LIFE BY THE WATER

It's all about the little things in life. Your family will cherish the peaceful atmosphere of small-town Fate, and appreciate its proximity to the nearby lakes. Both Lake Ray Hubbard and Lavon Lake are close by and provide a relaxing, natural lifestyle. With great spots for fishing, camping, hiking and picnicking, there's no shortage of outdoor fun!



A HOME YOU'LL LOVE FROM A BUILDER YOU CAN TRUST

In Edgewater, you'll live in a UnionMain Home that's expertly designed, professionally built and personalized to your individual tastes. It's a place you'll enjoy year-round, whether you're relaxing with your family or making new holiday traditions.



TOP-RATED EDUCATION

As an Edgewater homeowner, you'll join a community where education is a high priority. The acclaimed Rockwall Independent School District empowers learners to embrace independence, value relationships and achieve excellence. With growing student enrollment, innovative academic and special education programs, competitive athletics and distinguished fine arts, the district embodies a high achieving attitude across the board. Throughout the course of students' academic journey, RISD implements a collaborative learning space that will shape how they grow and make a global impact in their future.



With spacious, modern floor plans, Edgewater has a home for every taste and lifestyle. Our personalized homebuying process allows each family to customize their ideal space with upgrade options that meet both wants and needs.

SELECT COLLECTION

- 1,646-3,448 SqFt
- 3-6 Beds
- 2-4.5 Baths
- 40' Rear-Entry Lots & 60' Standard Lots
- Home Office/Study in Select Home Designs
- Media Room/Loft in Select Home Designs



ROCKWALL ISD

- Lupe Garcia Elementary School (PreK-6)
- Herman E. Utley Middle School (7-8)
- Rockwall-Heath High School (9-12)



ROYSE CITY ISD

- Harry H. Herndon Elementary School (K-5)
- Bobby Summers Middle School (6-8)
- Royse City High School (9-12)

CYPRESS

Plan # 3110

1,646 Base SqFt



3 Bed



2 Bath



1 Story



2 Garage

Available Upgrade Options:
Extended Outdoor Living, Center
Fireplace, Gourmet Kitchen, Mud Bench

About the Cypress:
The Cypress floorplan is a well-designed single-story home with contemporary features. The foyer opens to the spacious, bright, and open owner's suite, which features a large tub and a walk-in closet. From the foyer, you can walk into the open living areas that include the family room, dining room, and kitchen. This kitchen is equipped with stainless steel appliances, a large island, and a walk-in pantry. From the kitchen, you enter the open dining area and the dynamic family room. The living areas are surrounded by two full bedrooms that share a bathroom. Additional highlights include a rear-entry two-car garage and a covered patio for outdoor living.



CYPRESS ELEVATION A



CYPRESS ELEVATION B



CYPRESS ELEVATION C



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HAWTHORNE

Plan # 3120

1,754 Base SqFt



3 Bed



2 Bath



1 Story



2 Garage

Available Upgrade Options:

Extended Outdoor Living, Built-In Cabinets at Breakfast, Corner Fireplace, Gourmet Kitchen

About the Hawthorne:

This well-designed modern single-story floorplan comes equipped with contemporary features. The Hawthorne’s covered porch welcomes guests into the foyer that opens to three bedrooms, including the spacious, bright, and open owner’s suite, which has a walk-in closet and a large tub. To the left of the entrance are two full bedrooms that share a bathroom. The foyer leads into a large open living area with a family room, dining room, and kitchen. With stainless steel appliances, a large island, and a walk-in pantry, this kitchen is perfect for entertaining with views of the dining area and family room. Additional highlights include a rear-entry two-car garage, an additional planning room, and a covered patio for outdoor living.



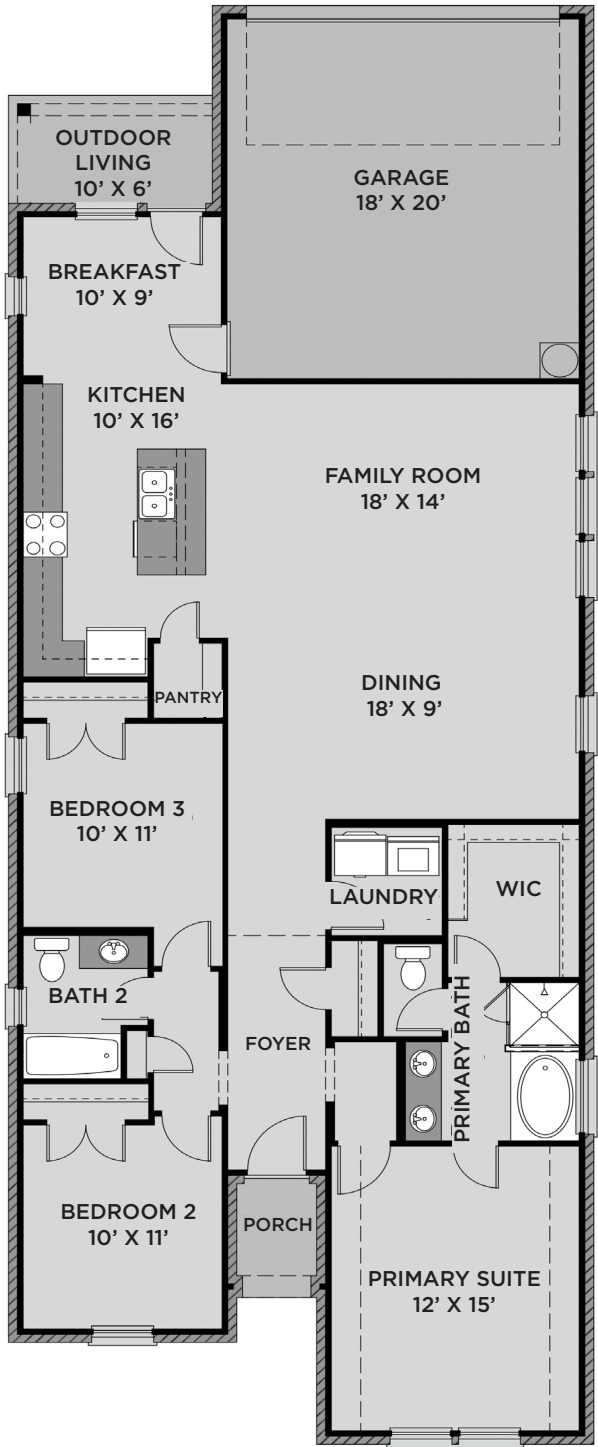
HAWTHORNE ELEVATION A



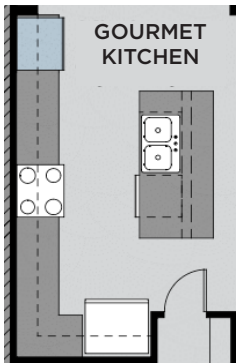
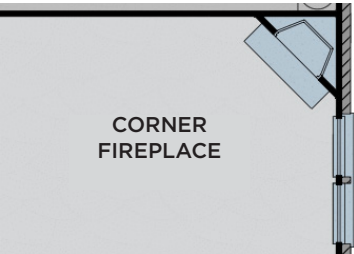
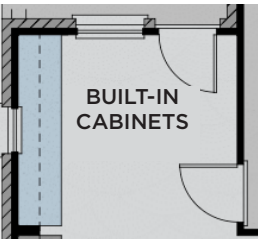
HAWTHORNE ELEVATION B



HAWTHORNE ELEVATION C



FIRST FLOOR



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JUNIPER

Plan # 3130

1,850 Base SqFt



3 Bed



2.5 Bath



1 Story



2 Garage

Available Upgrade Options:

Corner Fireplace, Gourmet Kitchen

About the Juniper:

Thoughtfully designed, Juniper leads guests through a welcoming foyer with immediate study access. The foyer opens onto the spacious great room, just off the bright casual dining area and outdoor living space. The kitchen offers a large center island with plenty of counter and cabinet space, and a sizable walk-in pantry. The secluded primary bedroom suite features an ample walk-in closet and superb primary bath with dual-sink vanity, large shower and tub, and private water closet. Secondary bedrooms feature roomy closets and a shared bath. Additional highlights include a convenient powder room, and a rear entry garage, offering the extra curb appeal of a front full brick exterior.



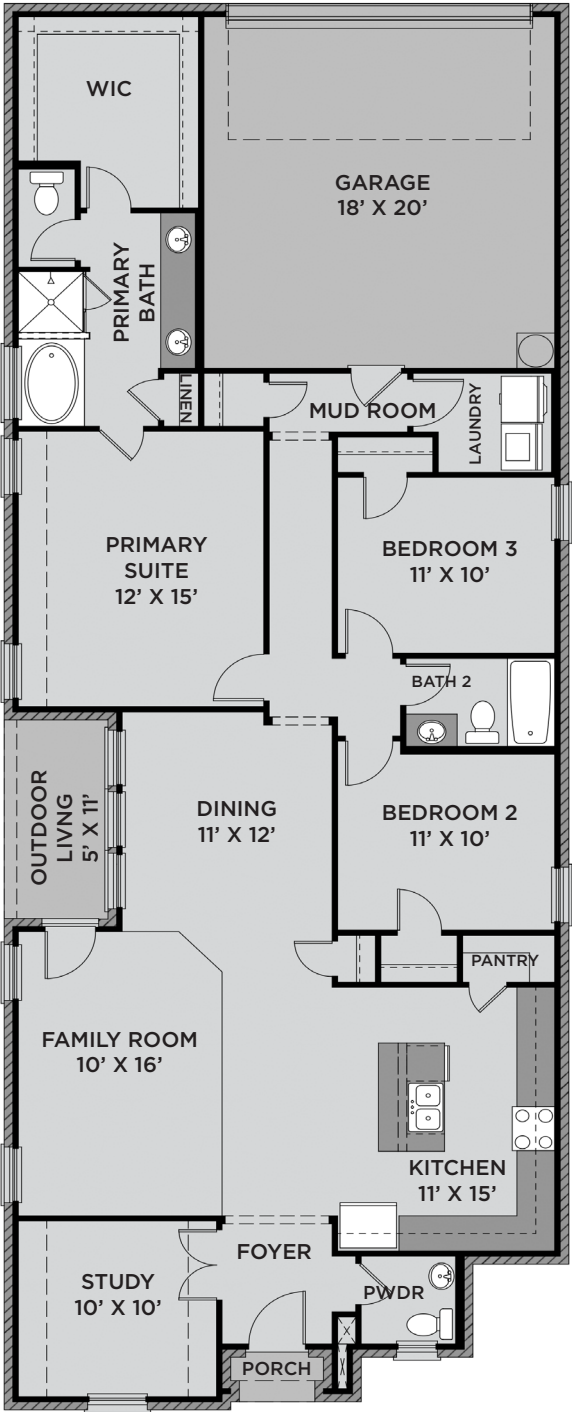
JUNIPER ELEVATION A



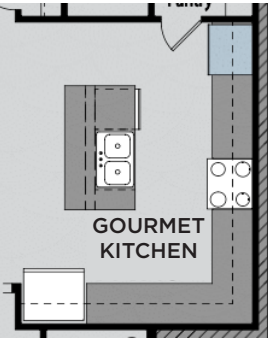
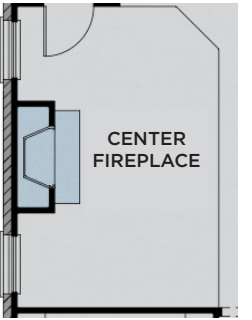
JUNIPER ELEVATION B



JUNIPER ELEVATION C



FIRST FLOOR



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MAGNOLIA

Plan # 3240

2,242 Base SqFt



3-4 Bed



2.5-3.5 Bath



2 Story



2 Garage

Available Upgrade Options:

Extended Outdoor Living, Center Fireplace, Mud Bench, Gourmet Kitchen, Additional Bedroom 4, Additional Bathroom 3

About the Magnolia:

An expansive two-story family room is at the heart of the Magnolia. The home's welcoming large patio with stately columns opens into the magnificent two-story foyer a convenient powder room, study and staircase access. The elegantly designed kitchen is open to a sizable dining space enhanced by a bank of windows. The spacious gourmet kitchen features a large center island with breakfast bar, wraparound cabinet/counter space. Highlighting the secluded primary bedroom suite is a generous walk-in closet and gorgeous primary bath with dual vanities, large soaking tub, luxe shower, and private water closet. Secluded second story bedrooms feature roomy closets, private baths and a giant loft with generous windows soaked in natural light. Curb appeal is enhanced with stunning brick exterior and a rear-entry 2 car garage with a drop zone. Additional highlights include an optional a large covered patio well-appointed laundry room, plenty of storage and an optional 4th bedroom.



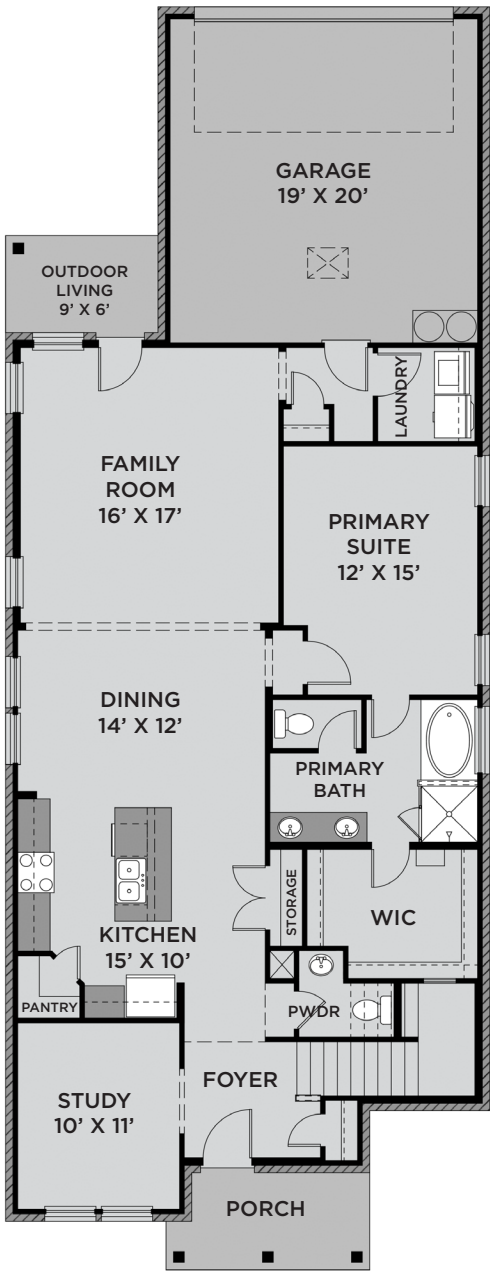
MAGNOLIA ELEVATION A



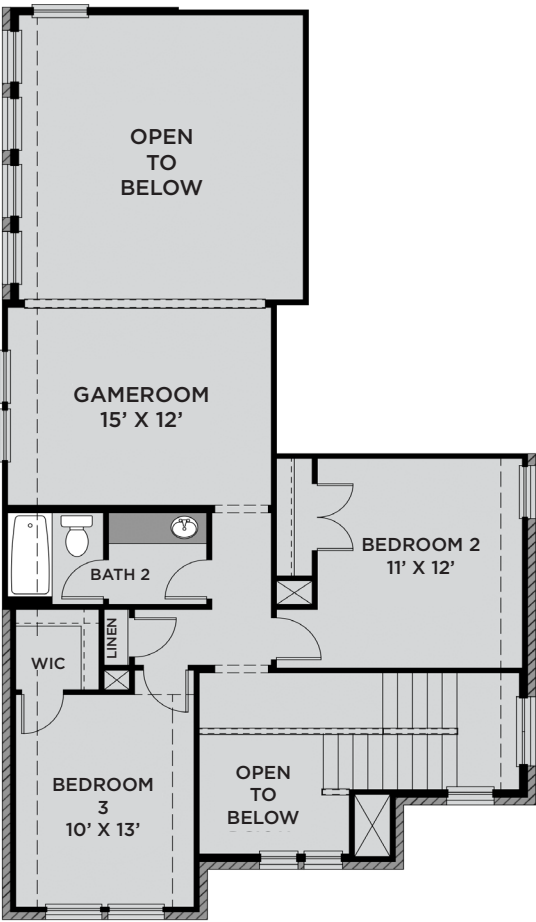
MAGNOLIA ELEVATION B



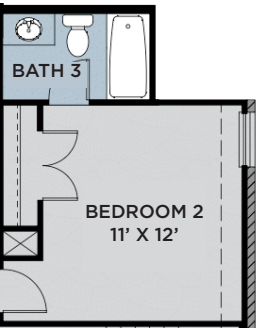
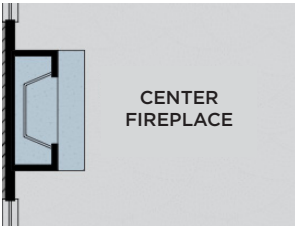
MAGNOLIA ELEVATION C



FIRST FLOOR



SECOND FLOOR



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WILLOW

Plan # 3260

2,607 Base SqFt



4-6 Bed



2.5-4 Bath



2 Story



2 Garage

Available Upgrade Options:

Extended Outdoor Living, Center Fireplace, French Doors at Study, Bed 5/Bath 4 in lieu of Study/Powder, Mud Bench, Gourmet Kitchen, Bed 6/Bath 3 in lieu of Loft, Open Railings

About the Willow:

Luxurious family living. The Willow's inviting covered porch and foyer with optional tray ceilings open onto a spacious office, revealing an expansive great room offering views of the desirable covered porch beyond. The well-designed kitchen is equipped with a large center island, plenty of counter and cabinet space, and a sizable walk-in pantry. The private primary bedroom suite is enhanced with a gigantic walk-in closet, and spa-like primary bath with dual-sink vanity, separate shower/tub, and a private water closet. Upstairs, staircase open railings offer views to below, from the loft-style game room. Generous secondary bedrooms feature ample closets and shared access to a full hall bath with dual-sink vanity and linen storage. Additional highlights include a convenient powder room, and a rear entry garage, offering the extra curb appeal of a front full brick exterior.



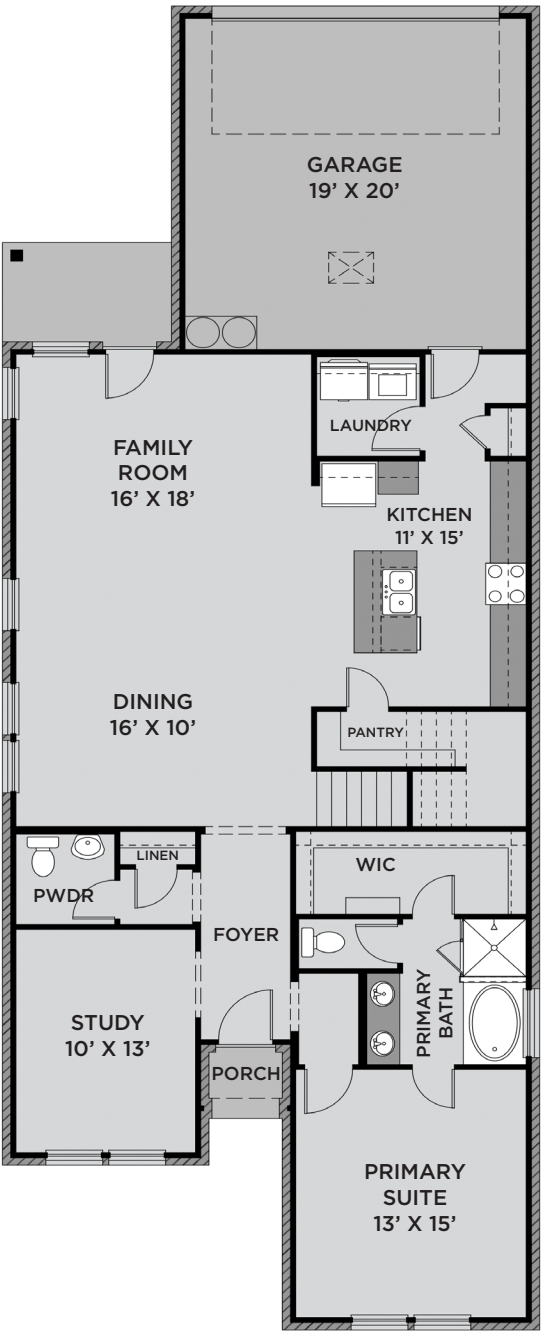
WILLOW ELEVATION A



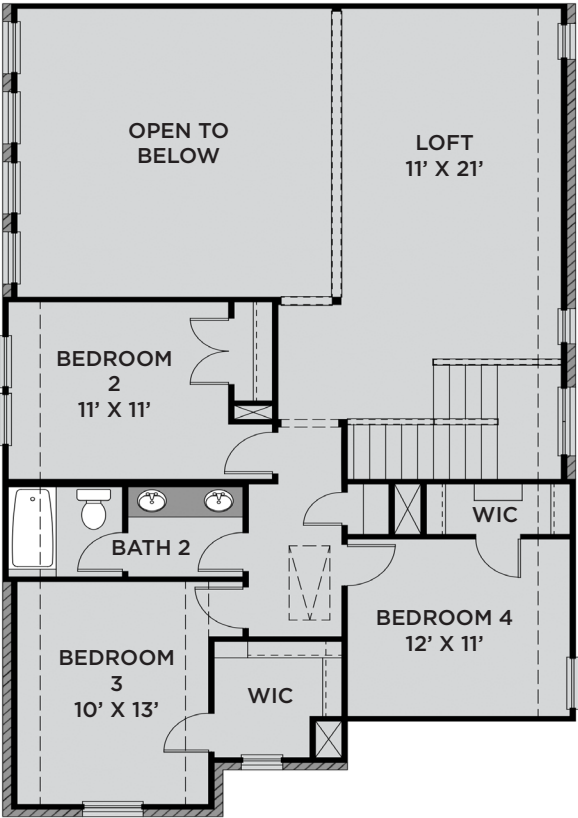
WILLOW ELEVATION B



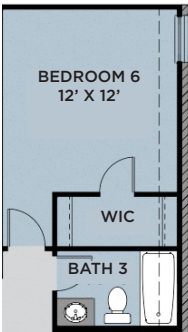
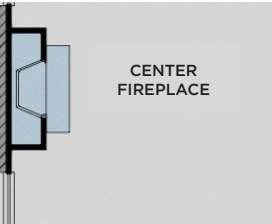
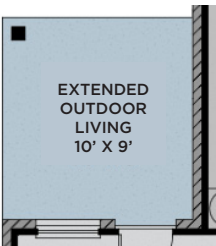
WILLOW ELEVATION C



FIRST FLOOR



SECOND FLOOR



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BELTON

Plan # B5110

2,224 Base SqFt



3 Bed



2 Bath



1 Story



2-3 Garage

Available Upgrade Options:

Half Car/3 Car Garage/Single Door Option, Pedestrian Garage Door, Extended Outdoor Living, 9-12' Sliding Doors, Indoor Center/Corner Fireplace, Super Shower, Primary Bath Barn Doors, Tray Ceilings at Primary Suite/ Foyer, Cabinet and Sink at Laundry, Primary Closet Door to Laundry, Mud Bench, Additional Dining Windows, Radial Kitchen Island, Study, Gourmet Kitchen

About the Belton:

The Belton opens to a wide foyer with optional luxe tray ceilings and convenient access to the flex room/ study at the front of this home. The open kitchen-living-dining room offers 2 fireplace options for a cozy ambiance. The large kitchen boasts generous cabinetry and surface space with a large center island. Privately tucked away at the rear of this home is a large primary suite with a secluded hallway entry. The en suite includes dual vanities, a separate soaker tub, linen closet and private commode. Two secondary bedrooms with walk-in closets are separated by a bathroom and hallway with a linen closet.



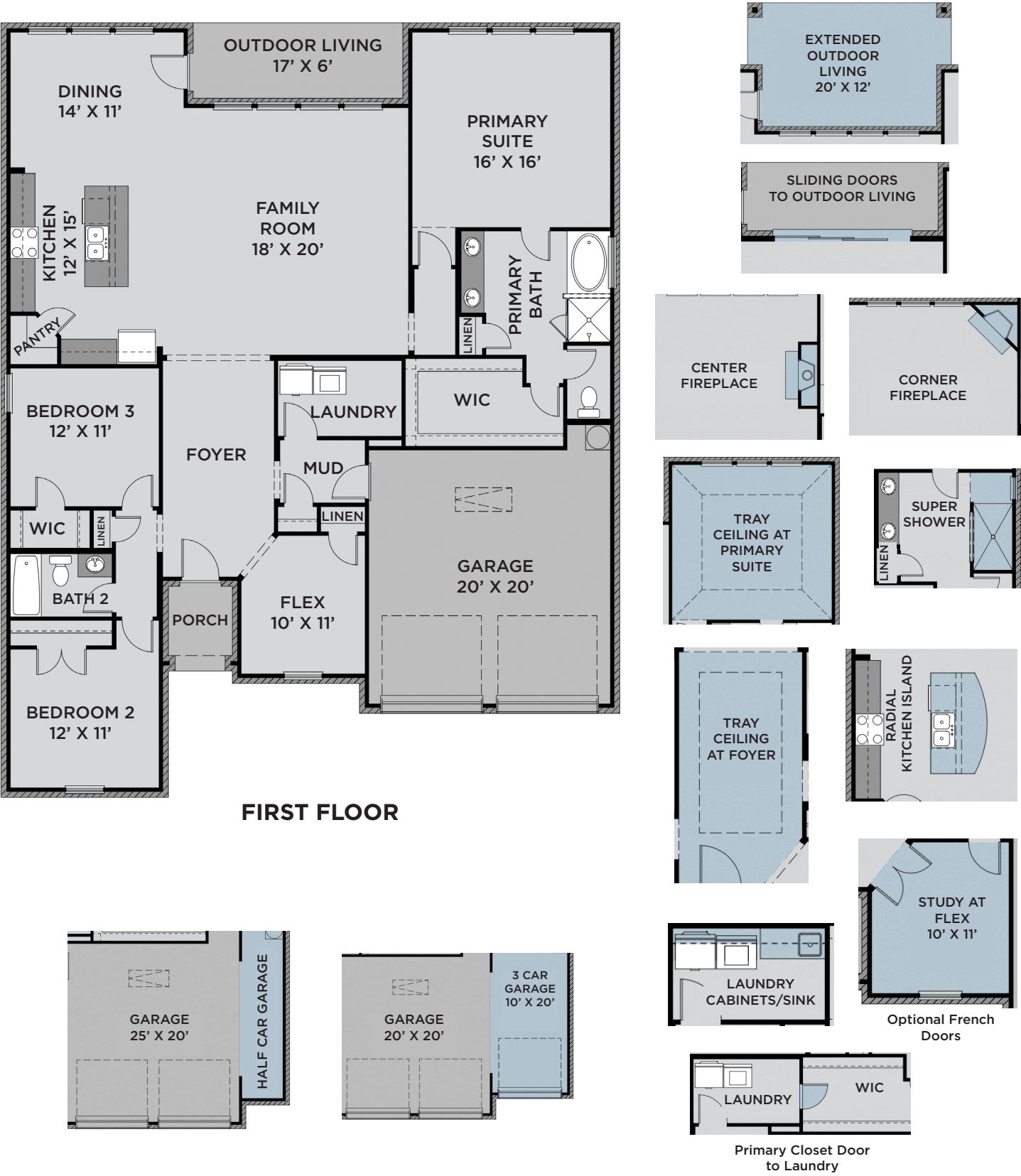
BELTON ELEVATION A



BELTON ELEVATION B



BELTON ELEVATION C



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BRIDGEPORT

Plan # B5120

2,498 Base SqFt



4 Bed



2-3.5 Bath



1 Story



2-3 Garage

Available Upgrade Options:

Half Car/3 Car Garage/Single Door Option, Pedestrian Garage Door, Extended Outdoor Living, 9-12' Sliding Doors, Indoor Center/Corner Fireplace, Super Shower, Primary Bath Barn Doors, Tray Ceilings at Foyer, Cabinet and Sink at Laundry, Mud Bench, Additional Dining Windows, Radial Kitchen Island, French Doors at Flex/Study, Gourmet Kitchen, Expanded Closet at Bed 4, Bed 4 w/ Full Bath 3, Optional Powder Room

About the Bridgeport:

The Bridgeport's covered entry leads to a grand and spacious foyer with a conveniently located study/flex room at the front of the house. The open kitchen offers abundant cabinets and counterspace with a large kitchen island and enormous walk in pantry. Optional 9' or 12' sliding glass doors create a seamless transition to the outdoors while providing added sunlight to the dining space. The private primary suite offers dual vanities, a separate soaking tub, and an extra spacious walk-in closet. Upgrades for this 5 bedroom home include an additional full bath and powder bath, a 3 car garage and tray ceilings.



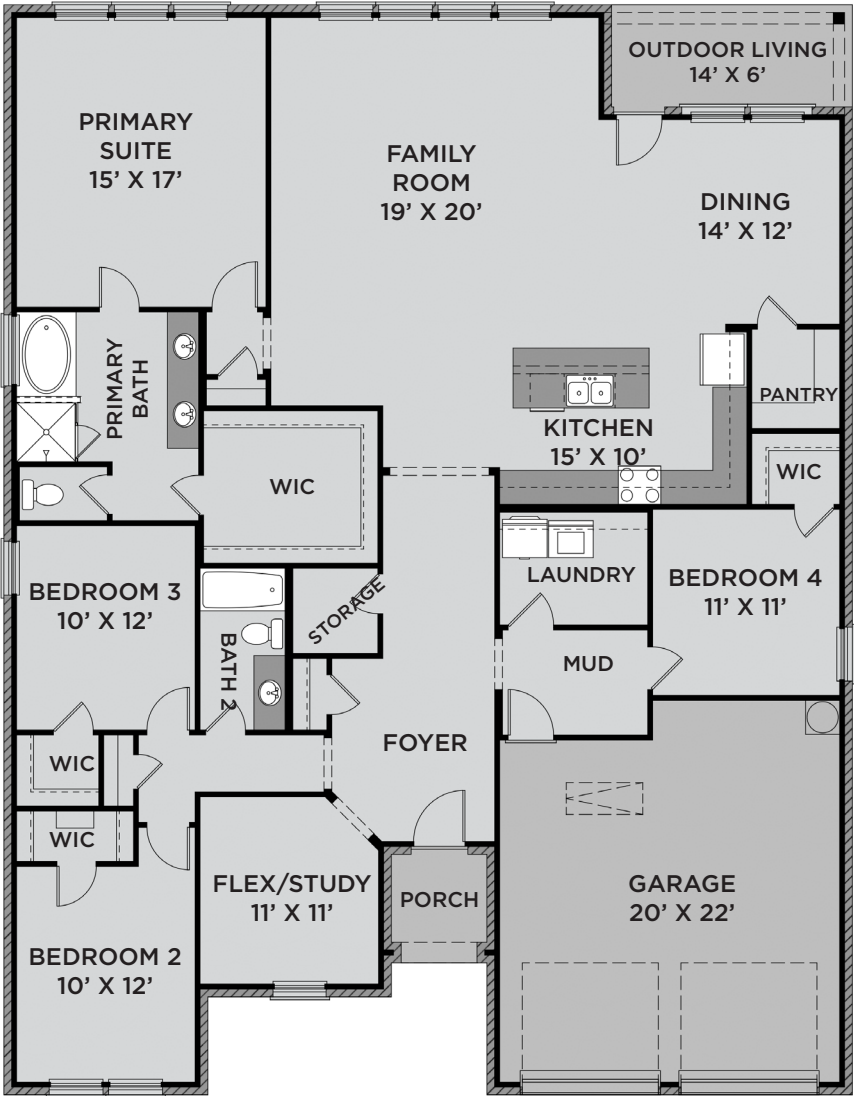
BRIDGEPORT ELEVATION A



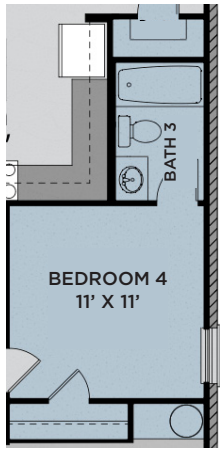
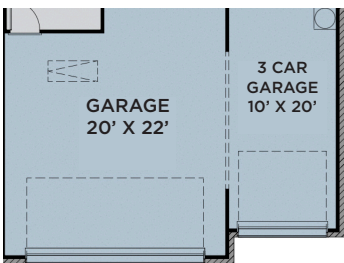
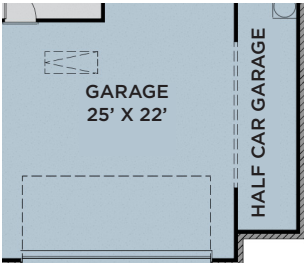
BRIDGEPORT ELEVATION B



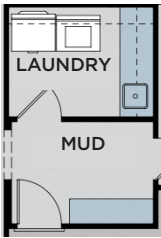
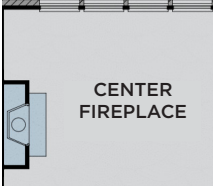
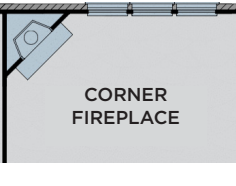
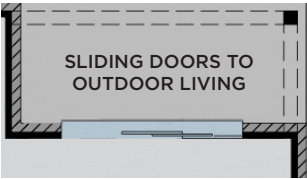
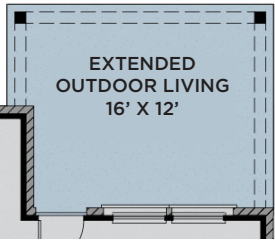
BRIDGEPORT ELEVATION C



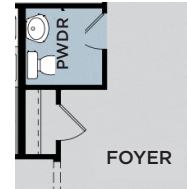
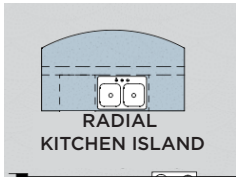
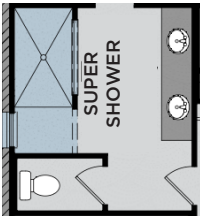
FIRST FLOOR



Bedroom 4 w/ Full Bath 3



Cabinets/Sink at Laundry & Mud Bench



Powder Room Off Foyer



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DAWSON

Plan # 5120

2,553 Base SqFt



3-5 Bed



2.5-4 Bath



1 Story



2-3 Garage

Available Upgrade Options:

Extended Outdoor Living, Outdoor Fireplace, Outdoor Kitchen, Indoor Corner Fireplace, Sliding Doors to Outdoor Living, Radial Island, Gourmet Kitchen, Tray Ceiling at Foyer, Bedroom 4 w/ Bath 3, Guest Suite w/ Bath 4, Media Room, Flex Room, Office, Study, Primary Bathtub, Super Shower, Primary Bath Barn Doors, Mud Bench, Built-In Laundry Cabinets, Powder Cabinet

About the Dawson:

The spacious and inviting family room of the Dawson welcomes you home each night in style. The large kitchen is also very warm, with plenty of space for cooking and even more room to enjoy meals in the large breakfast area. Casual elegance is a hallmark of this home. The foyer offers a view of the stunning outdoor living area. The living and breakfast rooms, conveniently located adjacent to one another, create an ideal space for entertaining. The expansive kitchen includes a large center island, generous counter space, a built-in desk, a walk-in pantry, a large breakfast area and access to the spacious family room, which includes a high ceiling. The master bedroom offers a large walk-in closet as well as a private bath with dual-sink vanity, a luxe super shower and a private toilet area. This home also features nine-foot to eleven-foot ceilings throughout, as well as spacious secondary bedrooms with large closets and full secondary bath.



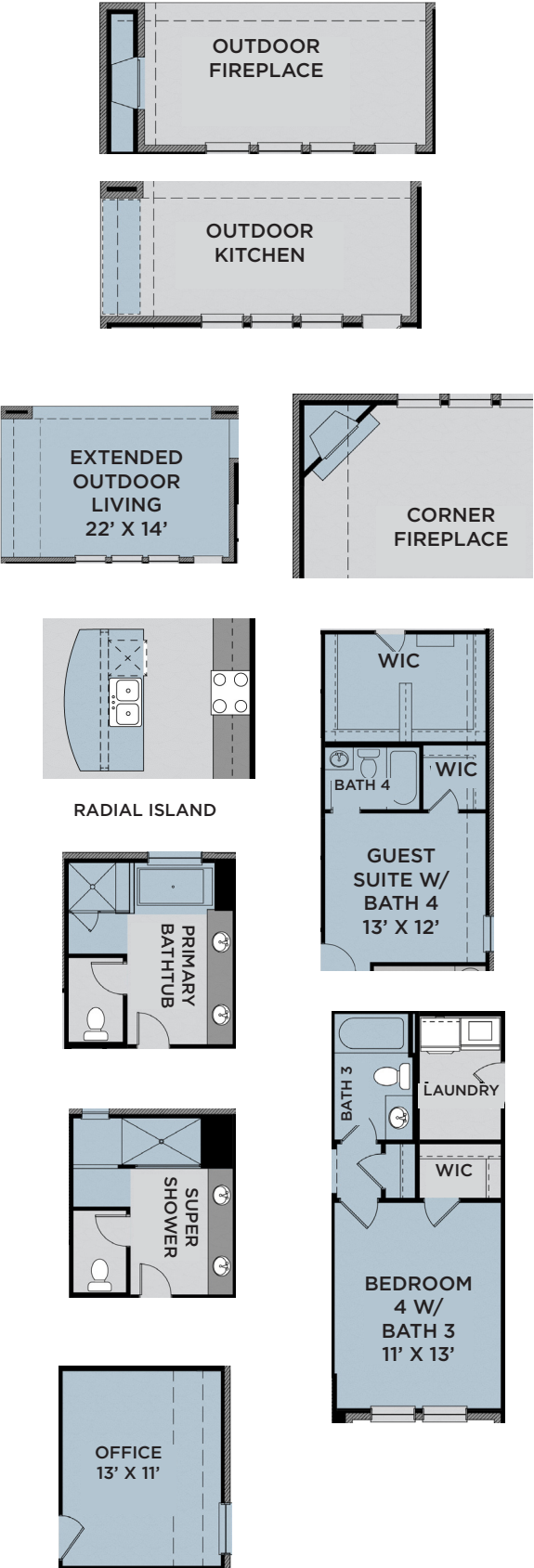
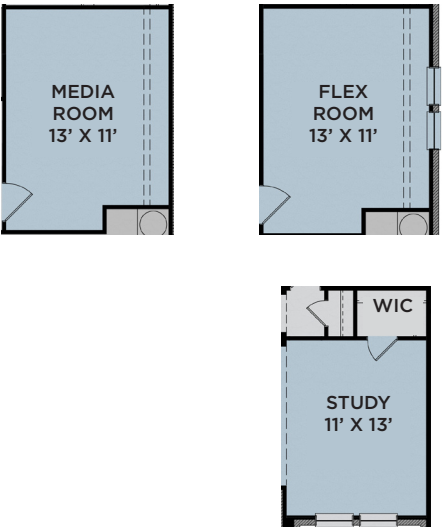
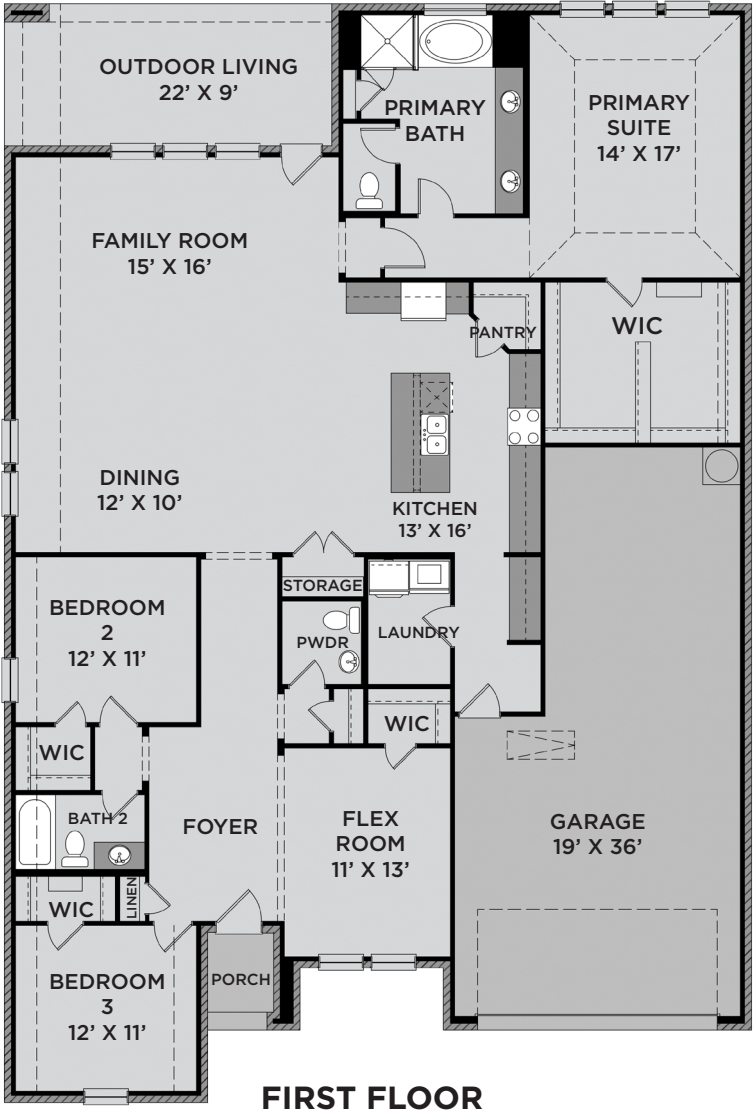
DAWSON ELEVATION A



DAWSON ELEVATION B



DAWSON ELEVATION C



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HAWKINS

Plan # B5130

2,700 Base SqFt



4 Bed



3.5 Bath



1 Story



2-3 Garage

Available Upgrade Options:

Half Car/3 Car Garage/Single Door Option, Pedestrian Garage Door, Extended Outdoor Living, Sliding Doors to Outdoor Living, Indoor Center/Corner Fireplace, Tray Ceilings at Primary Suite/ Foyer, Primary Closet Door to Laundry, Built-In Laundry Cabinets/Sink, Mud Bench, Primary Bath Barn Door, Super Shower, Study, Gourmet Kitchen, Radial Kitchen Island

About the Hawkins:

The Hawkins is the ultimate high-functioning single story floorplan for modern families. Featuring an elongated foyer with secondary bedroom access and a convenient powder bathroom ideally located for entertaining. A marvelous study at the end of the foyer overlooks the dining and living spaces with optional French doors. The large open-concept kitchen features an expansive island, an Energy Star stainless steel appliance package, and an oversized walk-in pantry tucked to the side. The secluded primary suite with optional tray ceilings is located at the rear of this home, and features a double vanity and generously.



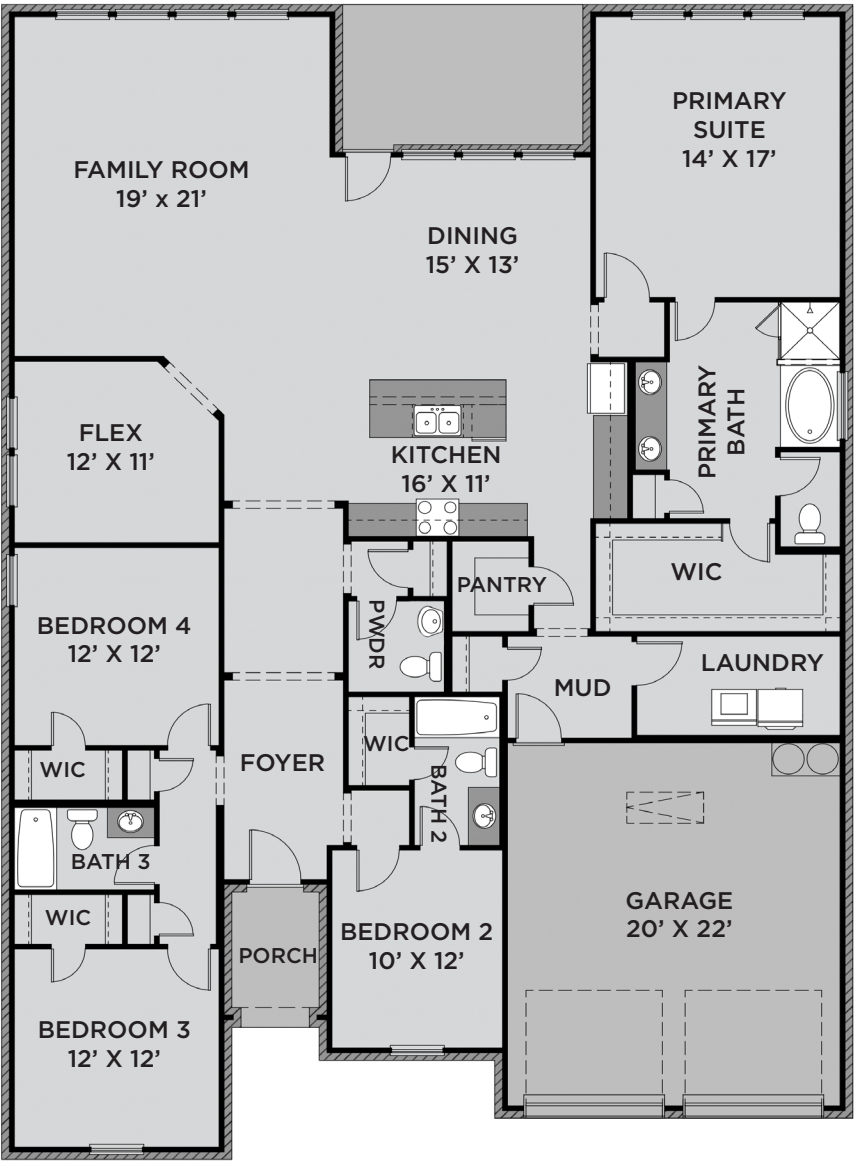
HAWKINS ELEVATION A



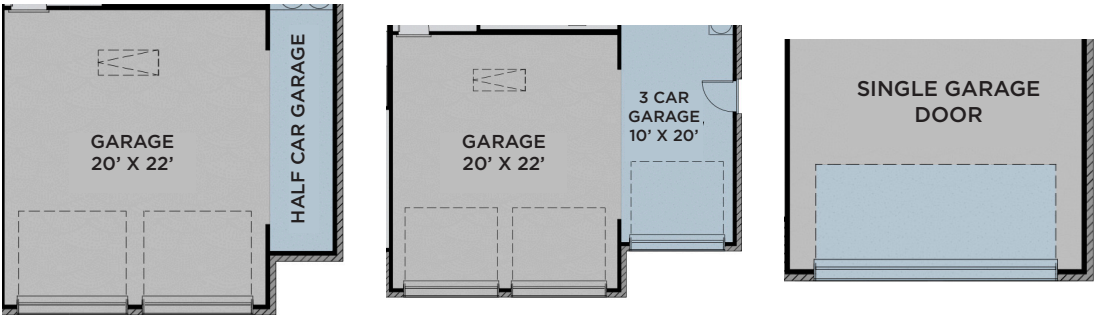
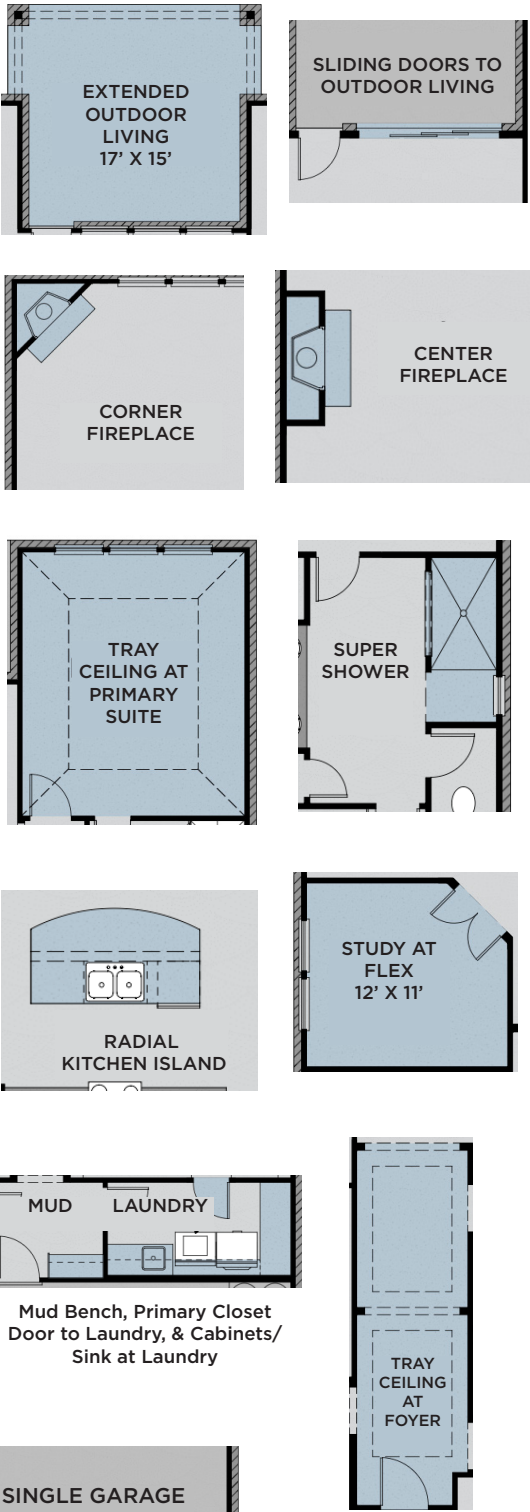
HAWKINS ELEVATION B



HAWKINS ELEVATION C



FIRST FLOOR



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MASON

Plan # 5130

2,792 SqFt



3-4 Bed



3-3.5 Bath



1-1.5 Story



2-3 Garage

Available Upgrade Options:

Extended Outdoor Living, Outdoor Fireplace, Sliding Doors, Indoor Center/Corner Fireplace, Tray Ceiling at Foyer, Built-In Dining Cabinets, Mud Bench, Media Room, Flex Room, Built-in Laundry Cabinets, Primary WIC Door to Laundry, Guest Suite w/ Opt. Kitchenette, Radial Island, Gourmet Kitchen, Barn Door at Primary Bath, Super Shower, Super Closet, Opt. Second Floor Bonus Room w/ Powder Bath

About the Mason:

Intimate and sophisticated living. Mason's welcoming covered entry leads to the inviting foyer and beautiful massive great room, with a view to the outdoor living space beyond. The well-equipped gourmet kitchen features ample cabinet space, a desirable walk-in pantry, center island with breakfast bar, and well-lit dining area. The open living kitchen connects to the perfect entertaining dining room and great room. The completely private primary bedroom is complemented by a soaring coffered ceiling, large window wall, a massive walk-in closet, and a luxuriously large bathroom with dual-sink vanity, luxe shower, and private water closet. Additional highlights include three secondary bedrooms with two additional full baths.



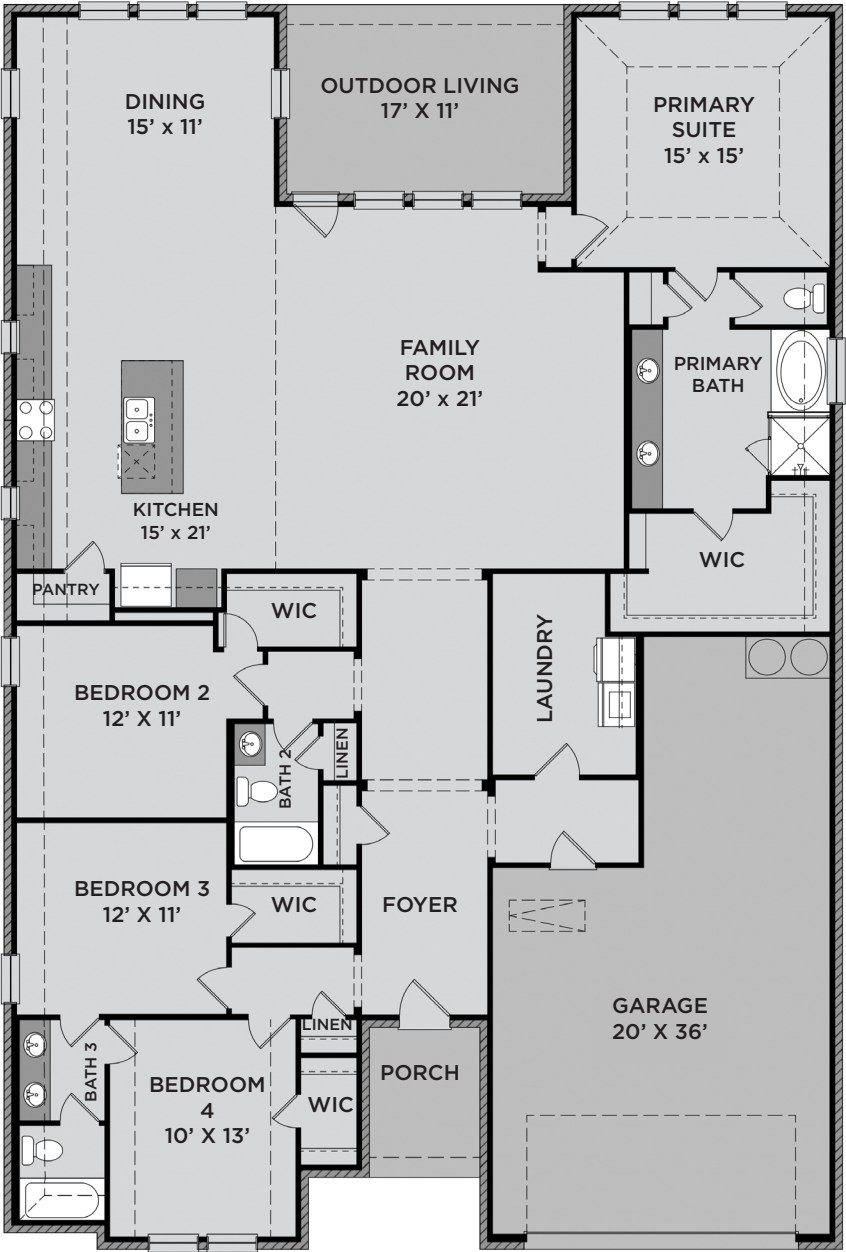
MASON ELEVATION A



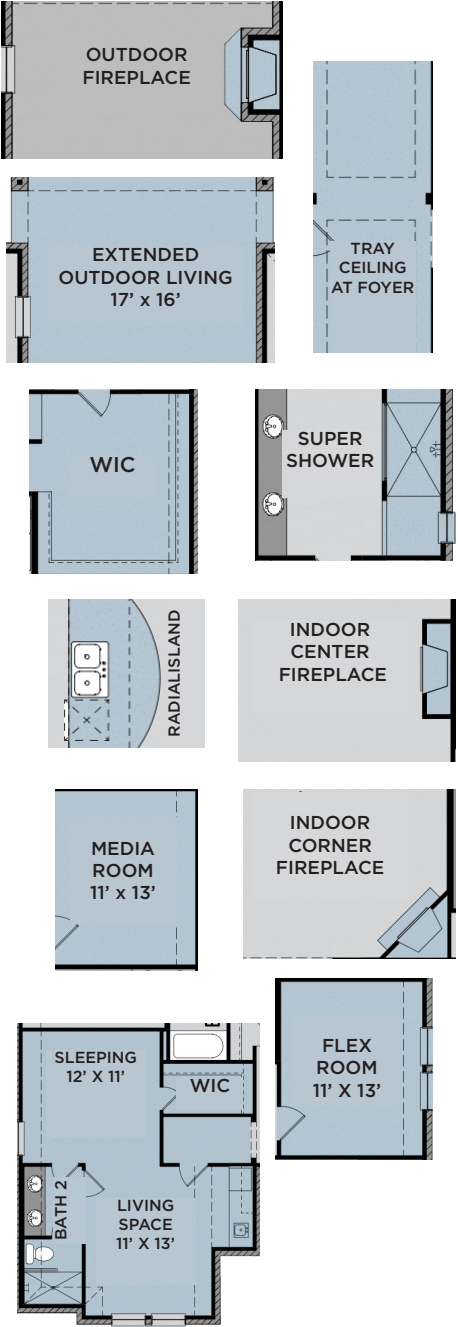
MASON ELEVATION B



MASON ELEVATION C



FIRST FLOOR



OPTIONAL
SECOND FLOOR
BONUS ROOM



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JACKSON

Plan # 5135

2,931 SqFt



4 Bed



3-3.5 Bath



1 Story



2-3 Garage

Available Upgrade Options:

Extended Outdoor Living, Outdoor Fireplace, Sliding Doors, Indoor Center/Corner Fireplace, Formal Dining w/ Opt. Tray Ceiling, Tray Ceiling at Foyer, Optional Powder Bath, Mud Bench, Built-In Laundry Cabinets, Gourmet Kitchen, Media Room, Guest Suite, Study, Free Standing Tub Primary Bath, Super Shower

About the Jackson:

Upon entering this home, a dynamic study space is adjacent to two full bedrooms with walk-in closets and a full bath. Located off the foyer is a mudroom, laundry room, and optional 3.5-4 garage access. Continue down the hallway into the open living areas including the family room, dining room and kitchen. The kitchen comes with stainless steel appliances, a large island, and a walk-in pantry. Nearby the family room is a dynamic space perfect for a media or formal dining room. The primary bedroom is bright and open with luxe tray ceilings. The bathroom features a large tub and walk-in shower, double vanities, and an oversized walk-in closet. This floor plan is a single story home that offers an optional guest suite as well as other upgrades.



JACKSON ELEVATION A



JACKSON ELEVATION B



JACKSON ELEVATION C



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KIRBY

Plan # B5240

3,045 SqFt



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

Available Upgrade Options:

Pedestrian Garage Door, Extended Outdoor Living, 9’/12’ Sliding Doors, Indoor Center/Corner Fireplace, Barn Door at Primary Bath, Super Shower, Bedroom 5 w/ Bath 3 ILO Flex, Powder Bath Cabinet, Built-In Laundry Cabinets, Additional Dining Windows, Gourmet Kitchen, Radial Island, Mud Bench, Study, Open Railings, Additional Bath 4, Media Room, Window Seating in Game Room

About the Kirby:

Discover seamless living and entertaining with the Kirby plan. The Kirby is a beautifully open 2-story floor plan featuring a large kitchen with an island overlooking the family room. An elongated grand entry features a first-floor flex space or home office. The secluded primary suite features a luxe tray ceiling and oversized windows. A spacious primary bathroom with double vanities, an enclosed toilet, and a giant walk-in closet complete the space. A convenient storage closet is located underneath the staircase that transitions into an enormous game room with views of below. Included upstairs are three bedrooms that share a dual-vanity bathroom.



KIRBY ELEVATION A



KIRBY ELEVATION B



KIRBY ELEVATION C



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WHITNEY

Plan # B5260

3,448 SqFt



4-5 Bed



3.5-4.5 Bath



2 Story



2 Garage

Available Upgrade Options:

Single Garage Door, Pedestrian Garage Door, Extended Outdoor Living, 12' Sliding Doors, Additional Breakfast Windows, Built-In Laundry Cabinets, Powder Cabinets, Indoor Center/Corner Fireplace, Tray Ceiling at Foyer, Mud Bench, Tray Ceiling at Primary Suite, Super Shower, Barn Door at Primary Bath, Primary WIC Door to Laundry, 2 Study Options, Open Railings, Additional Bath 4, 2 Media Options

About the Whitney:

The Whitney's cozy front porch opens to an elongated foyer with a marvelous flex room at the front of the home. Located near the formal dining space, the open kitchen and living area features an expansive island, stainless steel appliances, and an oversized walk-in pantry. Tucked away near the staircase is a long, private hallway that extends towards the primary suite with backyard views. The primary suite is complete with a double vanity, enclosed toilet, and generously sized walk-in closet. Upstairs, a large game room, three full bedrooms with walk-in closets, and a full bath, with option for a media room and/or additional full bath.



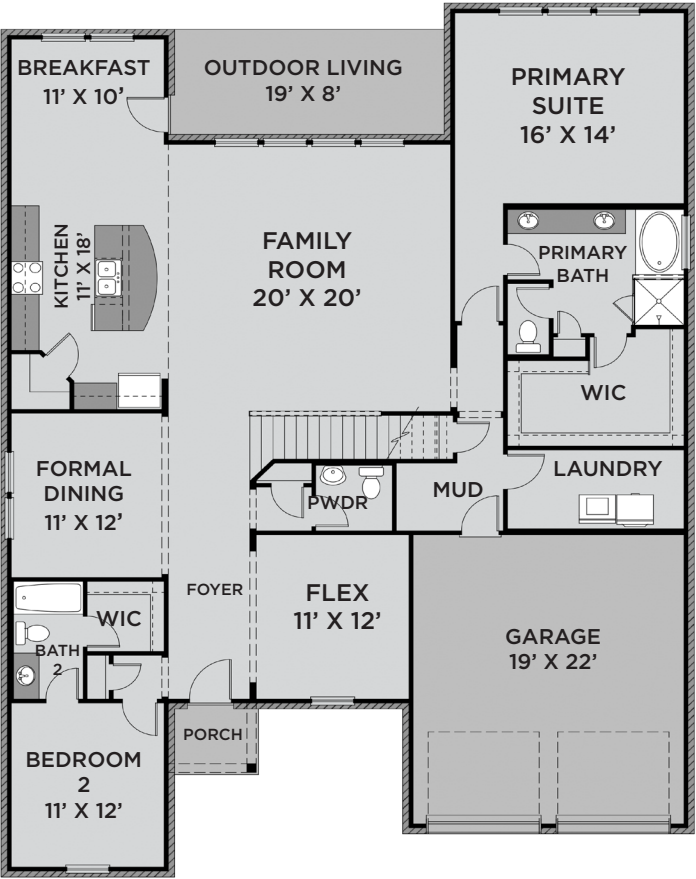
WHITNEY ELEVATION A



WHITNEY ELEVATION B



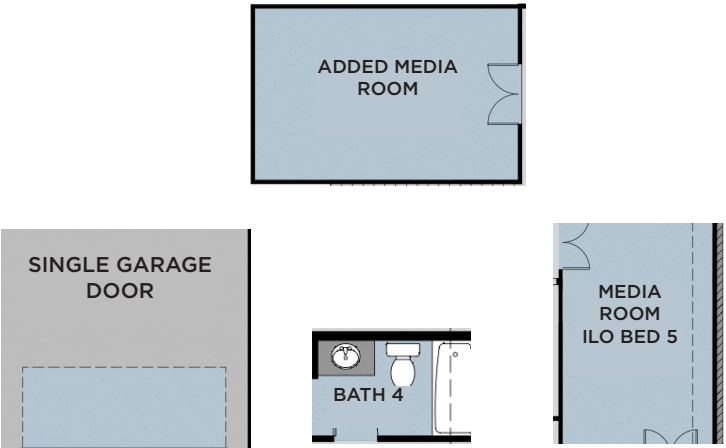
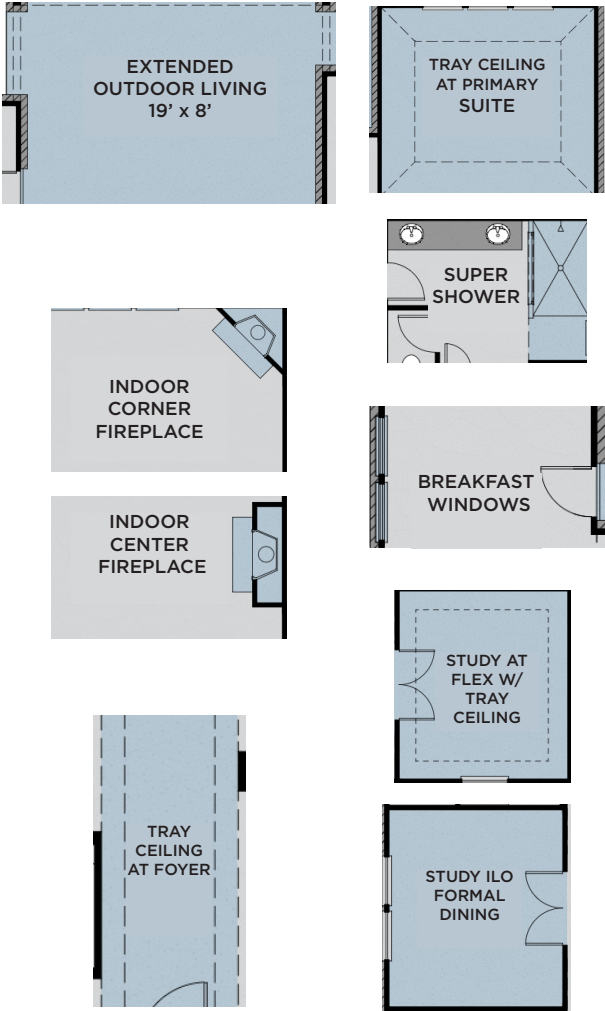
WHITNEY ELEVATION C



FIRST FLOOR



SECOND FLOOR



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EDGEWATER 40'S INCLUDED FEATURES



EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- Full Brick Front Porch
- 6'-8" front door with decorative Kwikset handleset with keyless entry
- Clay brick (all four sides) and stone elevations with buff mortar (per plan)
- Front and back yard irrigation system with rain and freeze sensors
- Landscape package including seasonal shrubs, full sod and one tree
- 6' stained privacy fence with metal posts and one gate
- Large covered brick front porch and rear outdoor living (per plan)
- Dimensional high-definition roof shingles with 30-year manufacturer's lifetime warranty
- HardiePlank lap siding with 30-year manufacturer's limited warranty (per plan)
- HardieTrim exterior trim with 15-year manufacturer's limited warranty
- Full gutters whole house
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

INTERIOR DESIGN FEATURES

- Resilient 5-1/4" x 47-1/4" laminate plank flooring in entry halls, kitchen, dining, utility, and family rooms. Available in four designer colors
- Designer 12x12 ceramic tile in all baths
- Rounded corners throughout (excludes windows)
- 5 panel Roman Arch raised panel doors
- Kwikset distinctive door hardware in selected finishes
- 3 1/4" baseboard throughout home
- High-quality Scotchgard stain-resistant carpet with 10-year wear limited warranty
- PPG high-quality, low-VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Ceiling fan with light kit installed in family room
- Primary suite, game room, bedrooms, study/flex, and patio blocked and wired for ceiling fans
- Decora light switches
- Pedestal sink and beveled mirror in powder bath (per plan)
- Site-built shelves and hanging rod above washer & dryer
- Full light patio door
- Raised ceilings (per plan)
- Chrome door knobs
- Recessed LED can lights
- 6-8" doors on first and second floors

PRIMARY SUITE

- Custom full-height, shop-finished vanity cabinets for increased storage
- 1.6 cm counter tops installed at vanities with two under-mount porcelain sinks
- 42" plate glass mirrors with two vanity light fixture
- 42"x42" Walk-in shower with fiberglass shower pan
- Classic garden tub with tile surround (per plan)
- Delta Foundations faucet in chrome
- USB outlet at vanity (per plan)
- Spacious walk-in closets with generous hanging space and wood shelving
- Private commode

KITCHEN DESIGN FEATURES

- Shop-finished cabinets with 42" uppers with crown moulding
- 3-cm granite countertop selection with choice of two included edges
- 60/40 stainless steel under mount sink with designer Essa pull-out faucet by Delta
- Large breakfast island (per plan)
- Full tile backsplash
- Whirlpool™ Stainless Steel Appliance package with 30" gas range, microwave with exterior vent, and energy-saving dishwasher
- Phone charging USB outlet (per plan)
- Recessed ice maker connection at refrigerator
- Recessed LED lighting (per plan)
- High capacity 1/3 HP disposal with countertop-mounted air switch (per plan)

LOW VOLTAGE AND SECURITY

- Security system with one keypad at garage door, one siren, one motion detector at family room, one back-up cellular dispatch, contacts on all perimeter operable doors
- Structured wiring control panel in 30" home run cabinet
- Three RG6 ports
- Three CAT5e outlets
- One fiber service conduit directly to control panel
- Smoke and carbon monoxide detectors
- Two USB equipped outlets for easy phone charging

ENERGY SAVINGS AND COMFORT

- High-efficiency 16 SEER certified A/C system with eco-friendly Puron coolant
- Certified Home Energy Rating Systems (HERS) Index calculated per plan
- Dual-zoned AC system in all two-story plans (two thermostats)
- R-6 HVAC ductwork with fresh air intake
- 4" MERV 10 media filters at HVAC units
- Honeywell WIFI enabled programmable thermostat(s)
- R-13 batt insulation at exterior walls
- R-22 batt insulation at vaulted ceilings
- R-22 batt insulation between garage ceiling and living areas
- R-38 blown insulation in flat ceilings
- Polycel foam insulation around all doors, windows and other penetrations, with foam gasket under base plates and sheetrock edges between A/C and non-A/C spaces
- Dual pane Low-E argon gas insulated windows (tilt in for easy cleaning)
- Energy-saving radiant barrier roof decking
- Water-conserving Delta washer-less faucets
- Rheem tankless water heaters
- LED energy-saving lighting

QUALITY CONSTRUCTION

- 10-year Limited Structural Warranty
- Two-year Limited Mechanical Delivery System Warranty
- One-year Limited Workmanship and Materials Warranty
- Four customer touchpoint meetings (redline, pre-drywall, new home orientation, house to home sign off)
- Internal quality assurance inspection prior to closing
- Individually engineered post-tension foundations
- Engineered floor framing systems
- Engineered framing and shear walls
- Borate wood treatment for termites
- Finished garages including texture, paint and baseboard
- 2x6 framed walls at plumbing areas (per plan)
- PPG high-quality, low-VOC interior and exterior paint
- Garage door opener with two remotes per door
- Elongated water-conserving commodes
- PEX high-pressure plumbing system with corrosion-resistant fittings above foundation
- Main water shutoff valve in utility room or garage wall
- Gas service lines included at furnace unit(s), optional fireplace and free-standing range



EDGEWATER 60'S INCLUDED FEATURES



EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- Full Brick Front Porch
- 8' front door with decorative Kwikset handleset with keyless entry
- Clay brick (all four sides) and stone elevations with buff mortar (per plan)
- Front and back yard irrigation system with rain and freeze sensors
- Landscape package including seasonal shrubs, full sod and one tree
- 6' stained privacy fence with metal posts and one gate
- Large covered brick front porch and rear outdoor living (per plan)
- Dimensional high-definition roof shingles with 30-year manufacturer's lifetime warranty
- HardiePlank lap siding with 30-year manufacturer's limited warranty (per plan)
- HardieTrim exterior trim with 15-year manufacturer's limited warranty
- Full gutters whole house
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

INTERIOR DESIGN FEATURES

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- Designer 12x12 ceramic tile in all baths
- Rounded corners throughout (excludes windows)
- Kwikset distinctive door hardware in selected finishes
- Crown moulding at entry and extended entry (per plan)
- 5 1/2" baseboard throughout home
- High-quality Scotchgard stain-resistant carpet with 10-year wear limited warranty
- PPG high-quality, low-VOC interior paint in 10 decorator colors for walls and three colors for doors and trim
- Ceiling fan with light kit installed in family room and primary suite
- Game room, bedrooms, study/flex, and patio blocked and wired for ceiling fans
- Decora light switches
- Pedestal sink beveled mirror in powder bath (per plan)
- Site-built shelves and hanging rod above washer & dryer
- Full light patio door
- Raised ceilings (per plan)
- Satin nickel door knobs
- Recessed LED can lights
- 8' Rockport doors on first floor, 6'-8" doors on second floor

PRIMARY SUITE

- Custom full-height, shop-finished vanity cabinets for increased storage
- 1.6 cm counter tops installed at vanities with two under-mount porcelain sinks
- 42" plate glass mirrors with two vanity light fixture
- 42"x42" Walk-in shower with fiberglass shower pan
- Classic garden tub with tile surround (per plan)
- Delta Woodhurst faucet in satin nickel finish
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UNIONMAIN HOMES NEW HOMEOWNER'S GUIDE TO SETTING UP UTILITIES

EDGEWATER



To ensure your move goes as smooth as possible, make sure to set up the necessary utilities in your name after your official closing date. Please monitor and update your utilities start date if your closing date changes. Please note that the new homeowner has three business days after closing to transfer utilities into their name.



Electricity

Farmers Electric
(903) 455-1715
farmerselectric.coop



Natural Gas

Atmos Energy
(888) 286-6700
atmosenergy.com



Internet, Cable & Phone

AT&T
(877) 677-1612
att.com



Security

HomePro
(844) 661-5777
homeprotech.com



Trash, Water & Sewer

City of Fate
(972) 771-4601



Police Department

Non-emergency
(972) 771-7724



Fire Department

Non-emergency
(972) 771-7724



Emergency

911



Alamo Management

(972) 743-7118
Amghoa.com



10-YEAR LIMITED STRUCTURAL WARRANTY

WE ARE HERE EVERYDAY FOR YOU

HOW TO SUBMIT A WARRANTY REQUEST?

UnionMain Homes is dedicated to promptly responding to your warranty needs. Per our warranty guide please submit your 60 Day Warranty Service Requests and your 11 Month Warranty Service Requests via our website: www.unionmainhomes.com/home-warranty/

FOR EMERGENCY CLAIMS:

A warranty emergency is an event or situation related to the home's performance that creates an imminent threat of serious damage to the home or results in an unsafe living condition.

Emergency service is needed when there is:

- a plumbing leak that requires shutting off the main supply
- a sewer back-up
- a total loss of heating and/or cooling (HVAC) - all units

If you experience a warranty emergency please follow the steps at: www.unionmainhomes.com/emergency-support/.

For more information visit www.UnionMainHomes.com

10 YEAR COVERAGE

on structural elements of the home

2 YEAR COVERAGE

on the workability of plumbing, electrical, HVAC, and other mechanical systems

1 YEAR COVERAGE

on materials and workmanship

Warranty is transferable.

For more information or questions contact your sales counselor.
www.UnionMainHomes.com



Disclosure:
Warranties are transferable to subsequent owner who takes title within the applicable warranty period. Information above is intended only to highlight certain aspects of the warranty. Terms, conditions, exclusions, and limitations apply. Warranty is based on Performance Standards criteria that are set forth in the full warranty. A complete description of warranty terms, conditions, exclusions, and limitations is available at <http://www.unionmainhomes.com>. 10-year structural warranty covers: footings, bearing walls, beams, girders, trusses, rafters, bearings, columns, lintels, posts,



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EDGEWATER

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Fate, TX 75189

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