



Welcoming

YOU

Home to



LAKE BREEZE
ESTATES



LAKE BREEZE
E S T A T E S



LAKE BREEZE

living is easy, life is full



If you're looking for a wonderful new home in a scenic location, look no further than Lake Breeze in Lavon, 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 Lavon, Lake Breeze offers an unparalleled living experience with exterior and interior options to style your dream home. Lake Breeze 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.

Moving to Lavon 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 Community Independent School District boasts a reputation for excellence and provides state-of-the-art facilities.

BUILDING AN EXTENSION OF

YOU

We see your life story as the blueprint for your perfect home, so our team builds with **YOU** at the heart of each plan. Beginning with a framework that reflects your family values, constructing spaces that support your growth and dreams, and finishing with the details that make it uniquely your own. Every brick, beam and brushstroke is *yours*.

LIFE BY THE LAKE

It's all about the little things in life. Your family will cherish the peaceful atmosphere of small-town Lavon, and appreciate its proximity to the lake. Lavon Lake provides a relaxing, natural lifestyle with great spots for fishing and camping, numerous parks and trails, and endless opportunities for outdoor adventures.



TOP-RATED EDUCATION

As a Lake Breeze homeowner, you'll join a community where education is a high priority. The recognized Community Independent School District is fully committed to showcasing excellence through empowering learners, celebrating success and valuing everyone. 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. Community ISD is the home of the Braves — and a Brave is humble, passionate, generous and wise.

UNIONMAIN

Sitemap



With spacious, modern floor plans, Lake Breeze 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

2,224-3,448 SqFt

3-5 Beds

2-4.5 Baths

2-3 Car Garages

Home Office/Study in Select Home Designs

Media Room/Loft in Select Home Designs



SCHOOL DISTRICT

Phyllis NeSmith Elementary School (K-5)

Community Trails Middle School (6-8)

Community High School (9-12)

BRIDGEPORT

PLAN #B5120 | 2,498 SQFT



4 Bed



2-3.5 Bath



1 Story



2-3 Garage

UPGRADE OPTIONS:

Single Door Option, Pedestrian Garage Door, Extended Outdoor Living, Sliding Door to Outdoor Living, Indoor Center/Corner Fireplace, Super Shower, Primary Bath Barn Doors, Tray Ceilings at Foyer, Laundry Cabinets, Laundry Sink, 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'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.



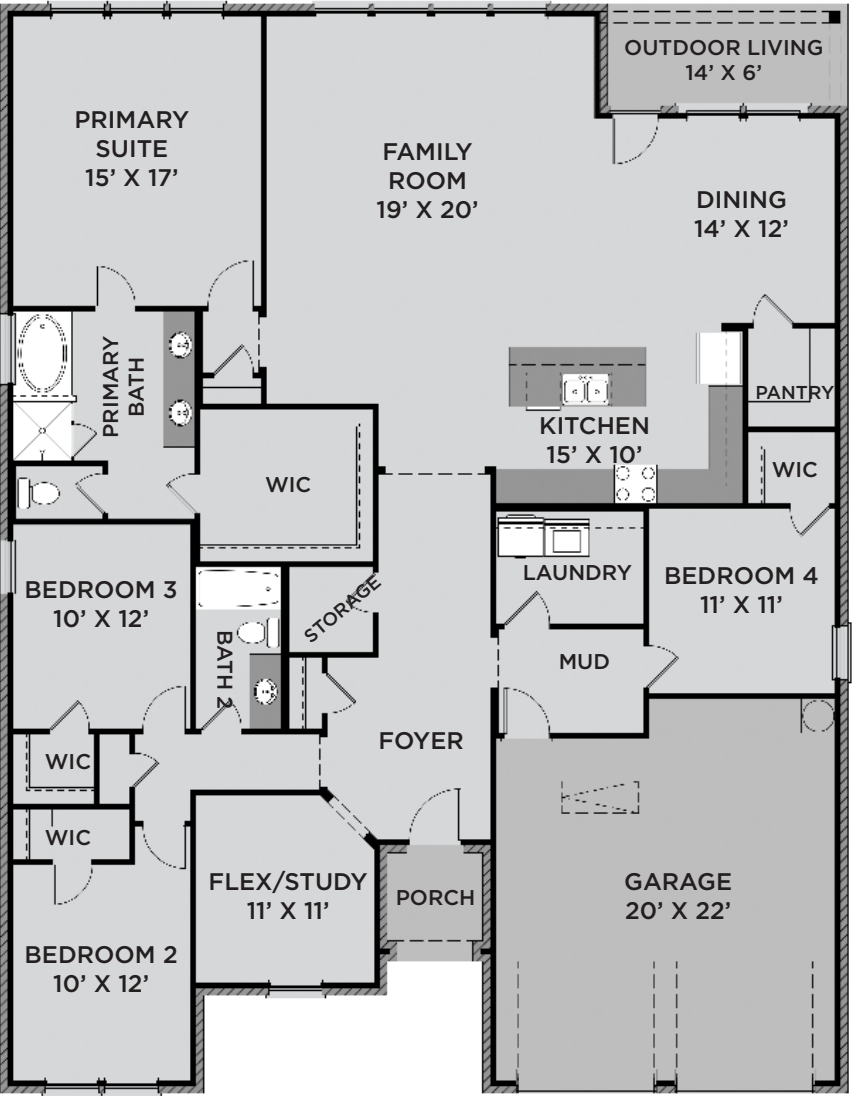
ELEVATION A



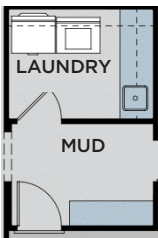
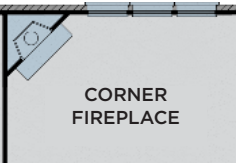
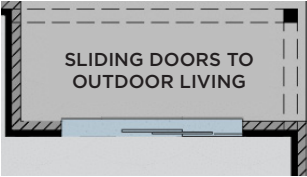
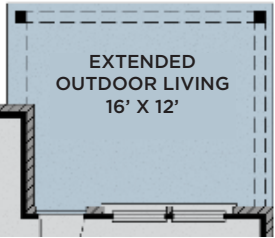
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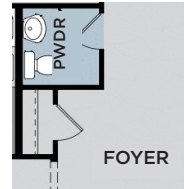
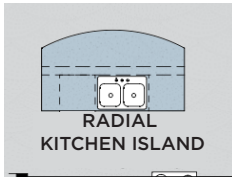
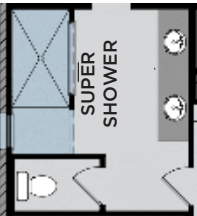
ELEVATION C



FIRST FLOOR



Cabinets/Sink at Laundry & Mud Bench



Powder Room Off Foyer



Bedroom 4 w/ Full Bath 3



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HAWKINS

PLAN #B5130 | 2,700 SQFT



4 Bed



3.5 Bath



1 Story



2-3 Garage

UPGRADE OPTIONS:
Single Door Option, Pedestrian Garage Door, Sliding Door to Outdoor Living, Indoor Center/Corner Fireplace, Tray Ceilings at Primary Suite/Foyer, Primary Closet Door to Laundry, Laundry Cabinets, Laundry Sink, Mud Bench, Primary Bath Barn Door, Super Shower, Study, Gourmet Kitchen, Radial Kitchen Island

ABOUT:
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.



ELEVATION A



ELEVATION B



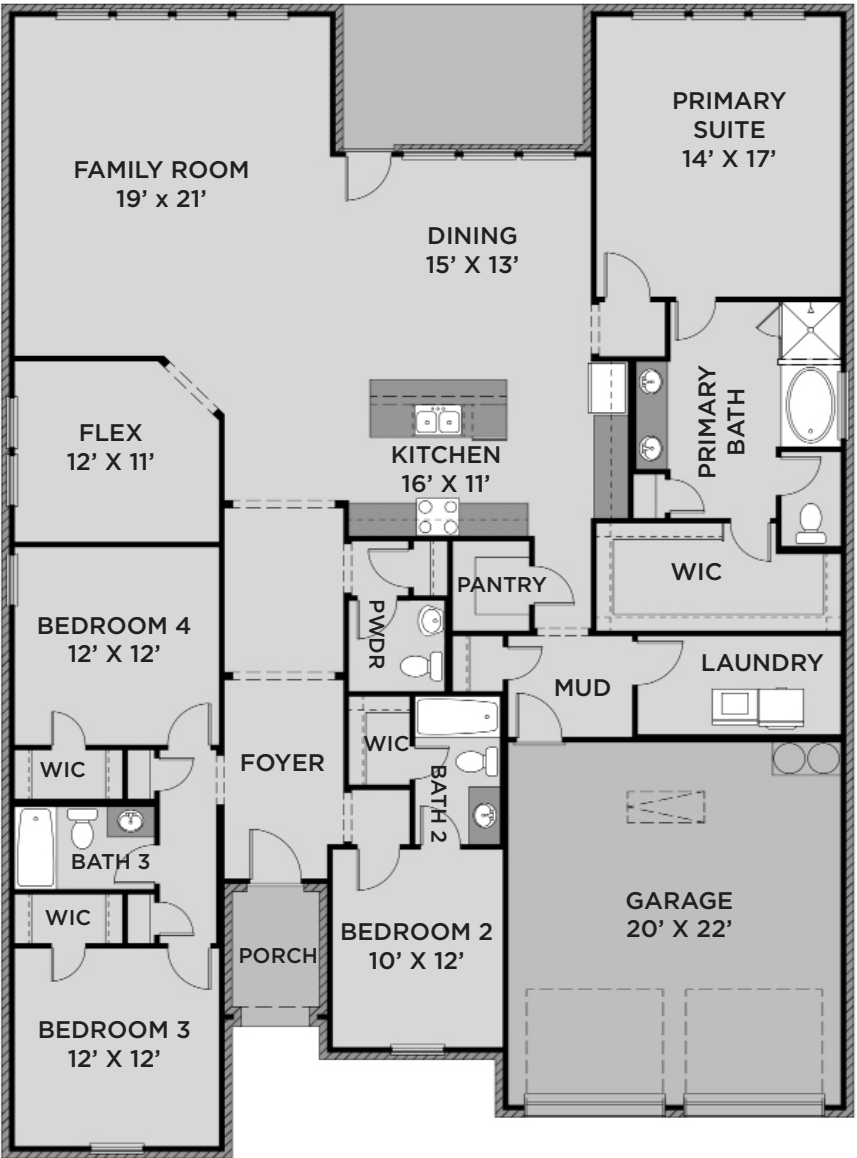
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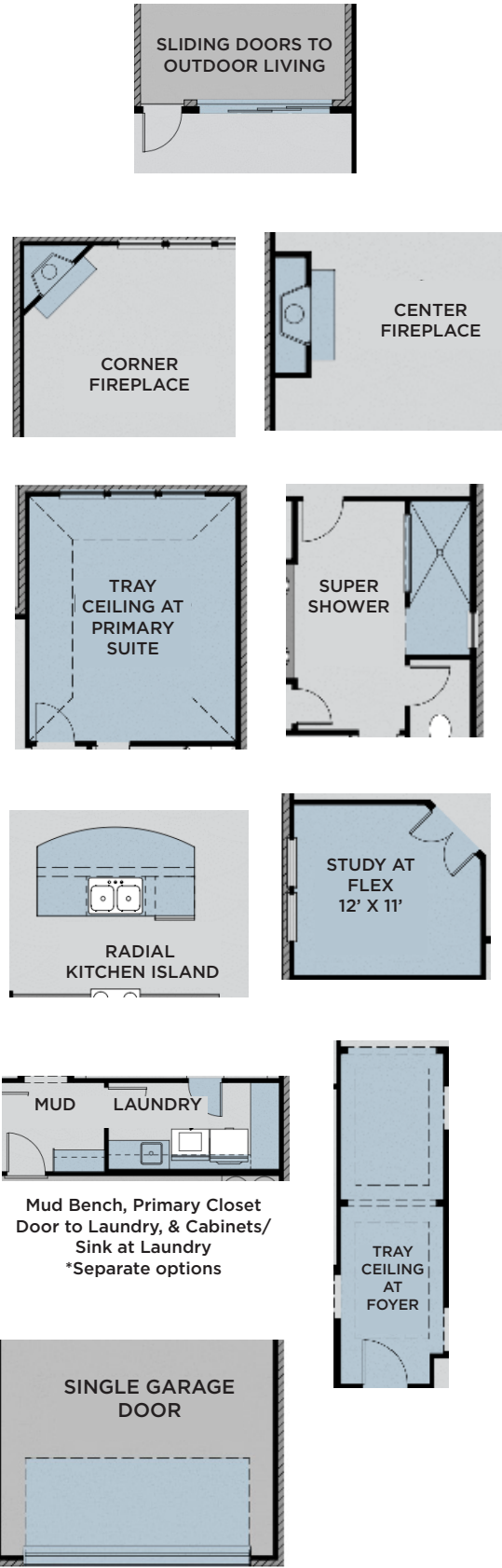
ELEVATION D



ELEVATION E



FIRST FLOOR



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NUECES

PLAN #4232 | 2,762 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2-3 Garage

UPGRADE OPTIONS:
Extended/Half Car/3 Car Garage, Pedestrian Garage Door, Extended Outdoor Living, Indoor Corner Fireplace, Extended Primary Suite, Extended Dining, Built-In Laundry Cabinets, Counter at Powder, Primary Bath Barn Door, Super Shower, Gourmet Kitchen, Mud Bench, Study, Optional Bed 5 w/ Bath 3, Optional Bed 4 w/ Bath 4

ABOUT:
A must-see for anyone who appreciates fine attention to detail, this grand and stylish residence showcases timeless elegance. Every element of the Nueces has been carefully considered to offer contemporary comfort and style. The expansive layout is set over two levels and offers four bedrooms and three and half baths, including the main-floor primary suite with a large walk-in closet and an opulent ensuite with a double vanity and a soaking tub. There’s a media room for the movie-lovers, and the open-plan kitchen, dining and family room are nestled in the heart of the home. In addition, there is an expansive upgraded study at the front of the house. Cook up a storm in the beautifully-crafted kitchen with a walk-in pantry and a center island, or step out to the covered outdoor area and admire the picturesque lot. The long list of quality features includes on-trend tile plank flooring throughout and powder room on the main level.



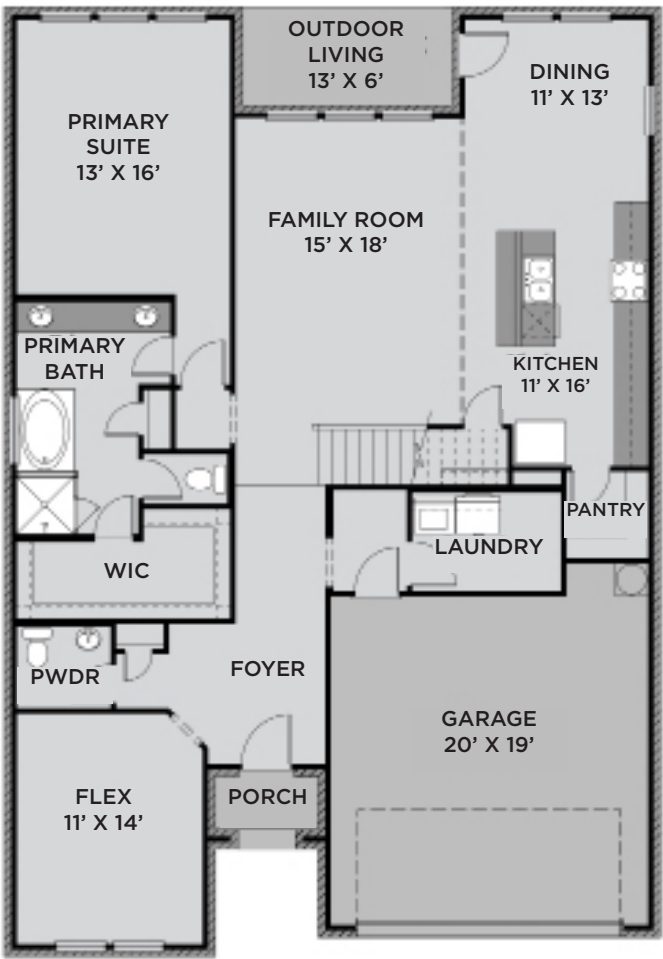
ELEVATION A



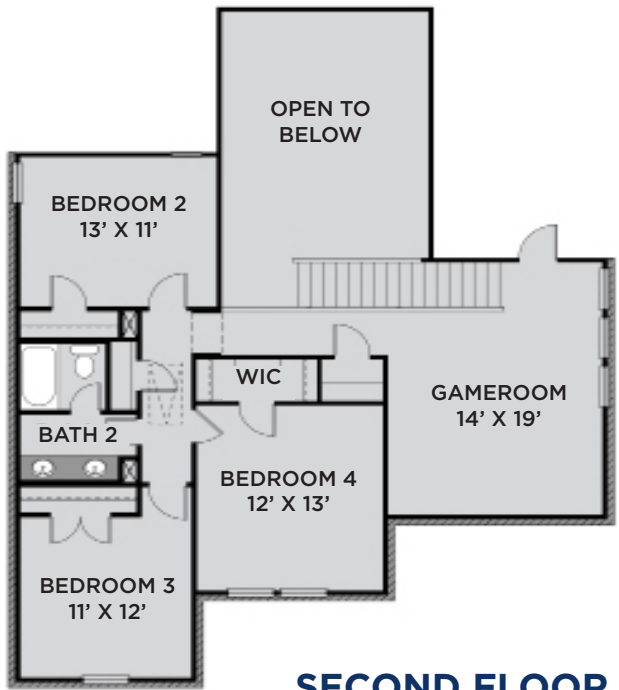
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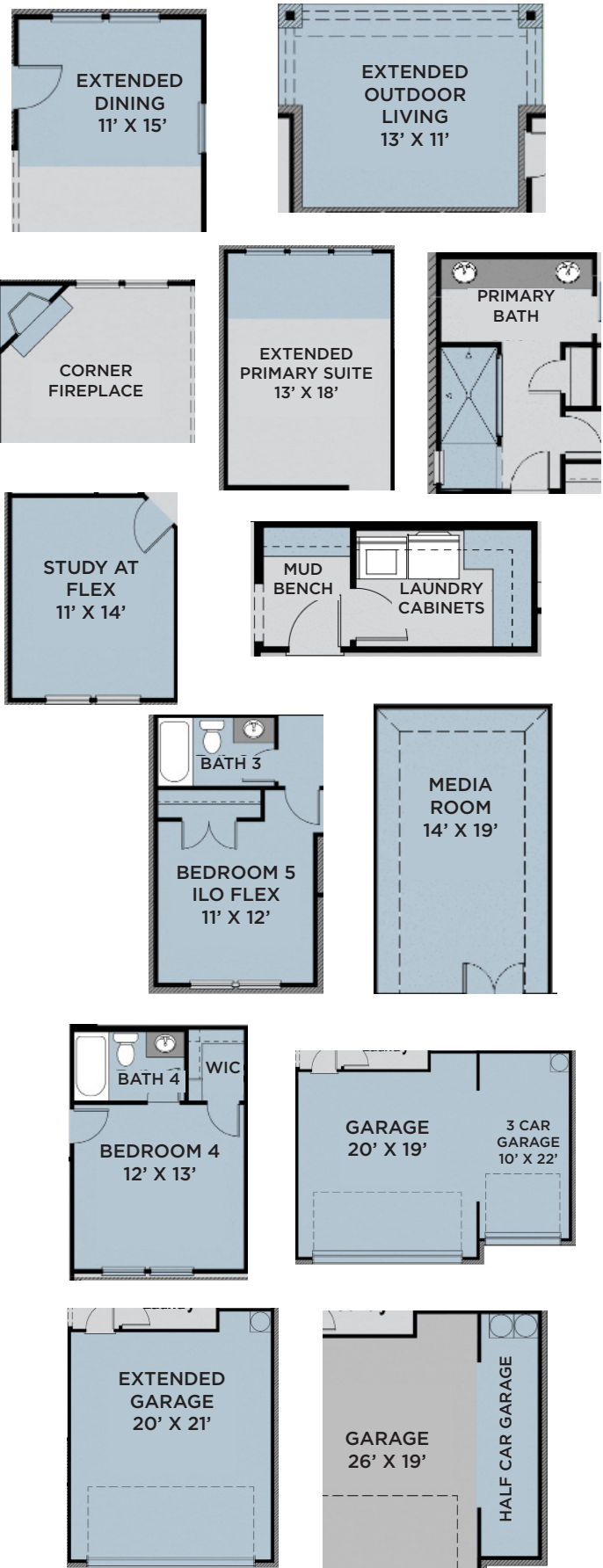
ELEVATION C



FIRST FLOOR



SECOND FLOOR



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SAN MARCOS

PLAN #4260 | 2,932 SQFT



4 Bed



2.5-3 Bath



2 Story



2-3 Garage

UPGRADE OPTIONS:

Half Car/3-Car Garage, Pedestrian Garage Door, Super Shower, Extended Primary Suite, Study, Mud Bench, Gourmet Kitchen, Primary WIC Door to Laundry, Laundry Cabinets, French Doors at Flex, Center Fireplace, Extended Outdoor Living, Formal Dining in lieu of Study, Dual Sink Vanity at Secondary Bath, Additional Full Bath 3

ABOUT:

Discover seamless living and entertaining with the San Marcos. The San Marcos 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 loft with view of below. Included upstairs are three bedrooms that share a dual-vanity bathroom and walk-in closets.



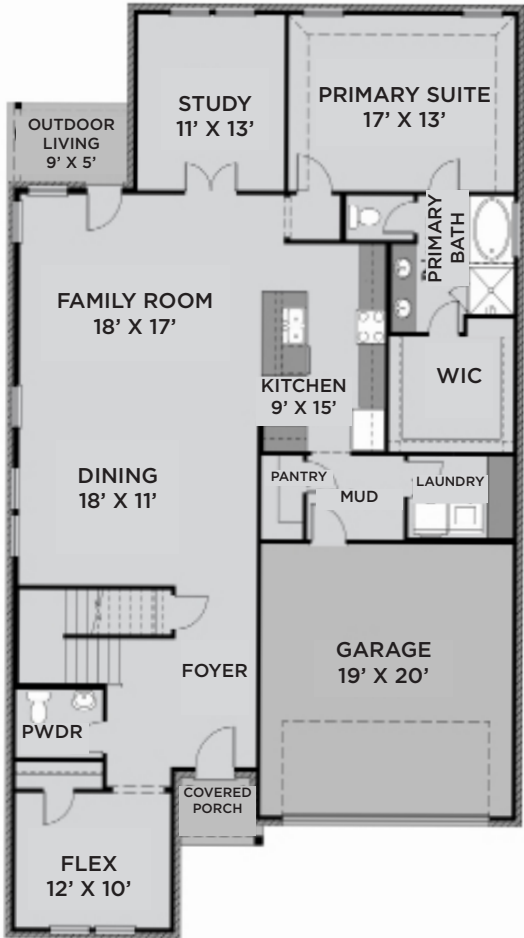
ELEVATION A



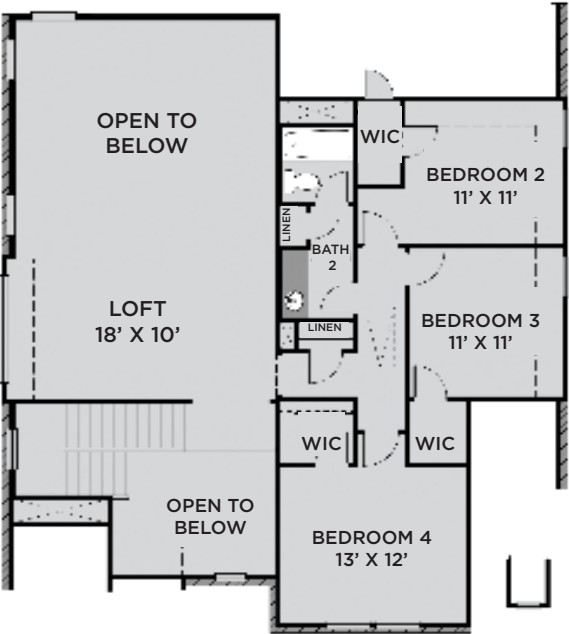
ELEVATION B



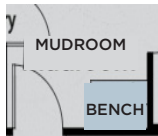
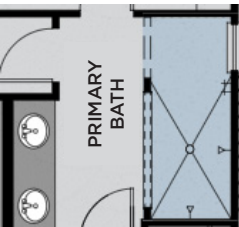
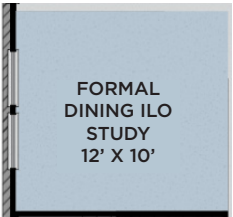
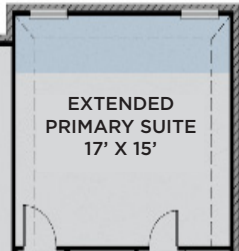
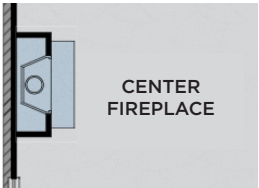
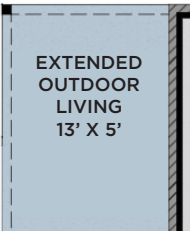
ELEVATION C



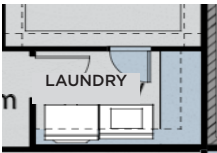
FIRST FLOOR



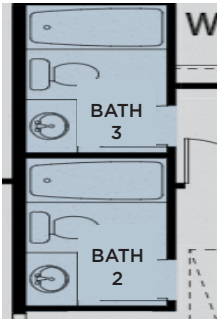
SECOND FLOOR



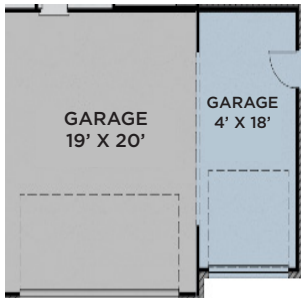
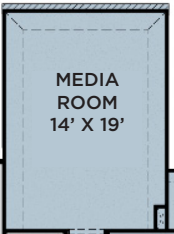
Mud Bench



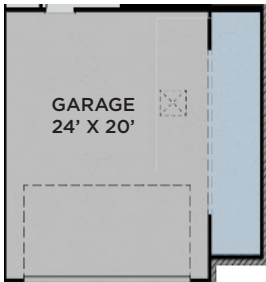
Primary WIC Door to Laundry, Laundry Cabinets



Optional Full Bath 3



3-Car Garage



Half Car Garage

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KIRBY

PLAN #B5240 | 3,045 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Pedestrian Garage Door, Extended Outdoor Living, Sliding Door to Outdoor Living, Indoor Center/Corner Fireplace, Barn Door at Primary Bath, Super Shower, Bedroom 5 w/ Bath 3 ILO Flex, Powder Bath Cabinet, Laundry Cabinets, Additional Dining Windows, Gourmet Kitchen, Radial Island, Mud Bench, Study, Open Railings, Additional Bath 4, Media Room

ABOUT:

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.



ELEVATION A



ELEVATION B



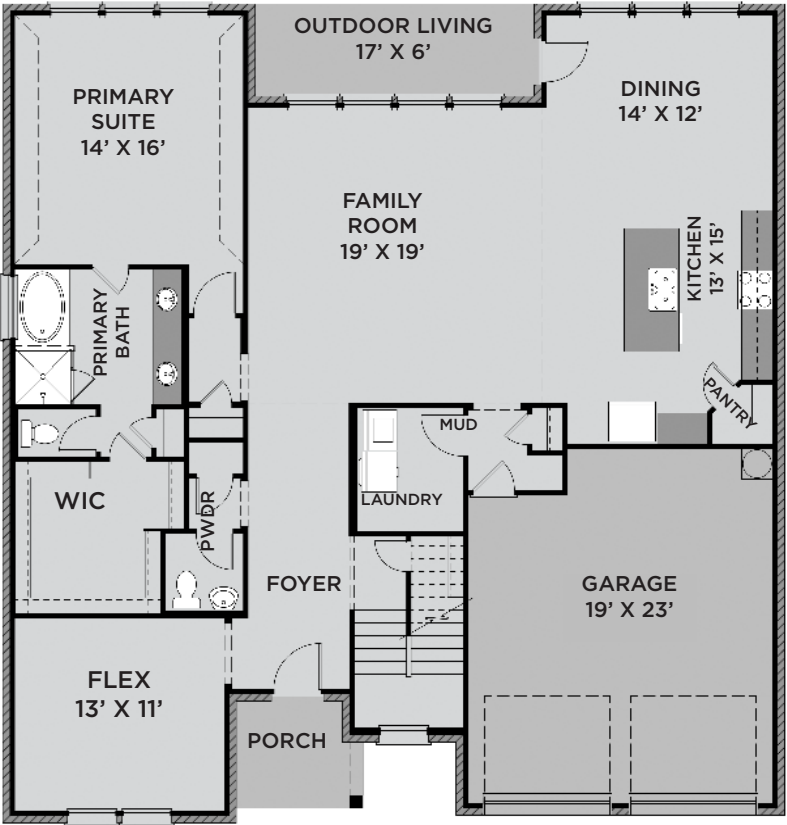
ELEVATION C



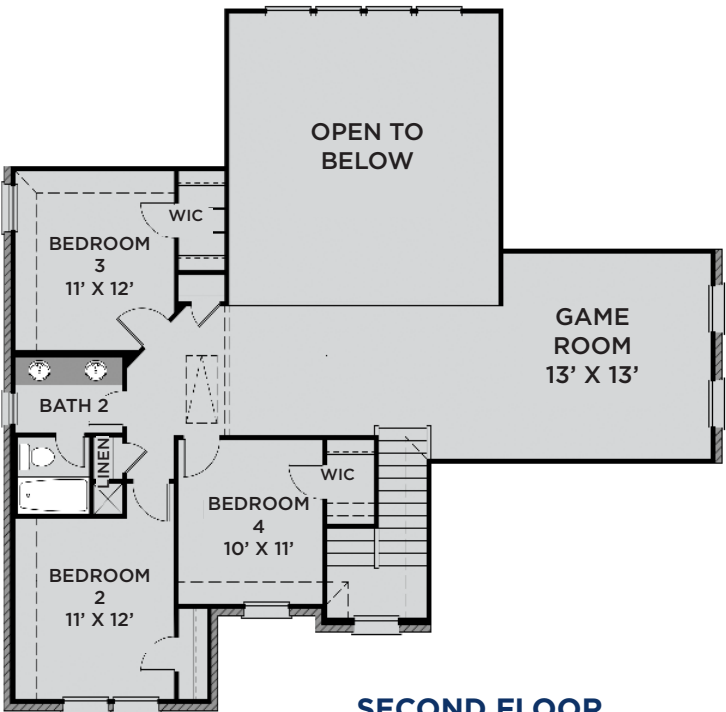
ELEVATION D



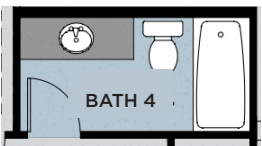
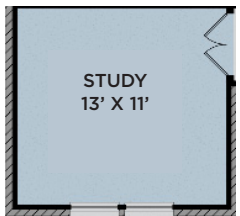
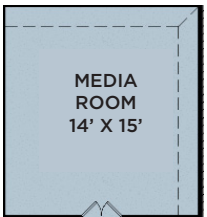
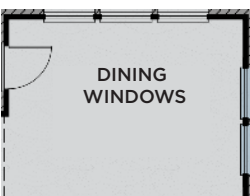
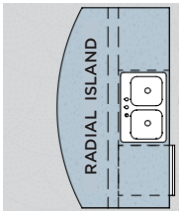
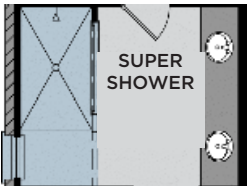
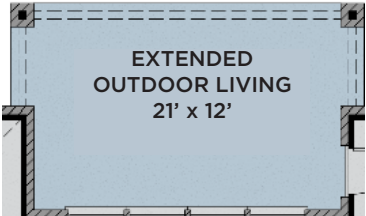
ELEVATION E



FIRST FLOOR



SECOND FLOOR



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TRINITY

executive

PLAN #4250E | 3,274 SQFT



4-5 Bed



2.5-4 Bath



2 Story



2-3 Garage

UPGRADE OPTIONS:

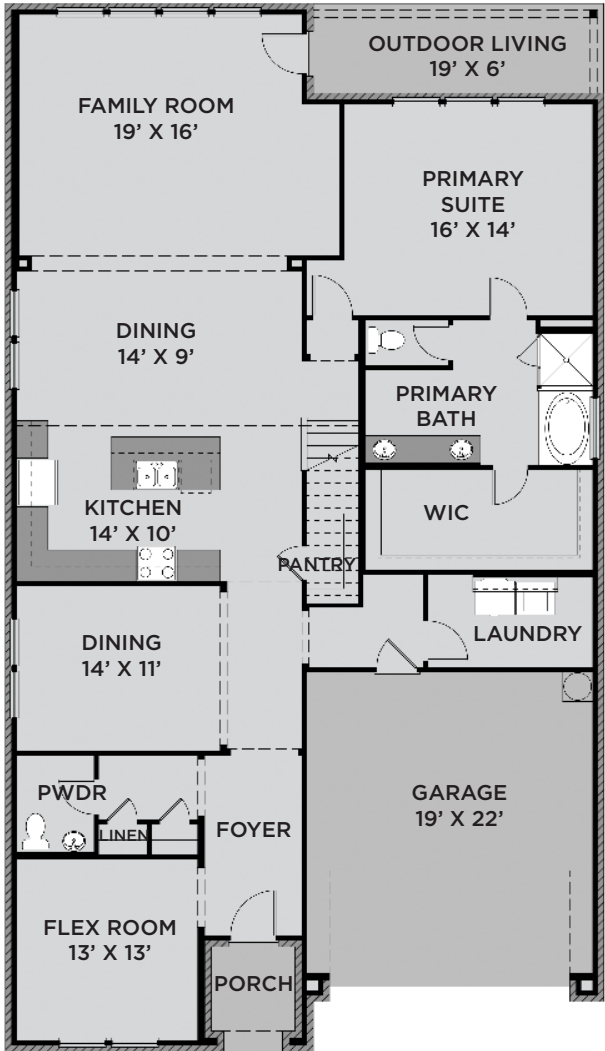
Pedestrian Garage Door, Indoor Corner/Center Fireplace, Study (2), Exposed Beams in Flex/Study/Primary, Built-In Laundry/Dining Cabinets, Gourmet Kitchen, Mud Bench, Tray Ceiling at Family Room/Primary Suite, Super Shower, Primary Bath Barn Door, Primary WIC Door to Laundry, Media Room, Bedroom 5 w/ Bath 3, Additional Bath 4

ABOUT:

The open and very versatile floorplan of the Trinity is perfect for a dynamic lifestyle - the ideal design for raising a family or entertaining. This upgraded Executive Plan includes 10' ceilings and extended windows. This home's large family room is well-suited for relaxing: it includes a vaulted ceiling open concept living to the kitchen. The foyer opens to to an elegany staircase and spacious flex room. The gourmet kitchen features a center island, a walk-in pantry and an adjacent breakfast area. Off the open living room, the lavish primary suite features a sloped ceiling, a roomy walk-in closet and a luxurious bath with a Roman tub, separate shower, dual-sink vanity and private commode. Upstairs opens to an enormous game room with three additional bedrooms and a bathroom. Other highlights include the convenient powder room off the foyer.



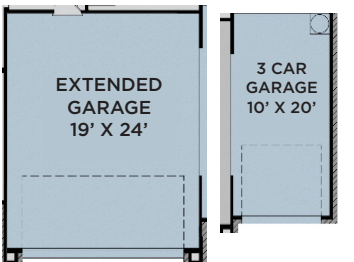
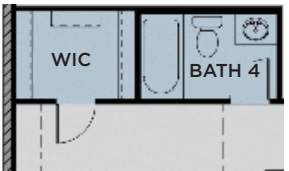
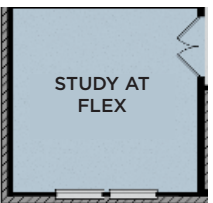
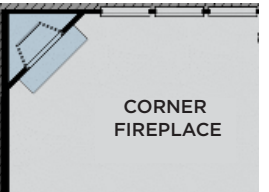
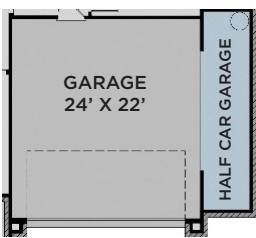
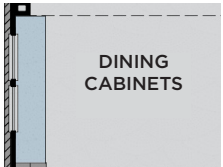
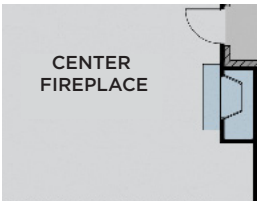
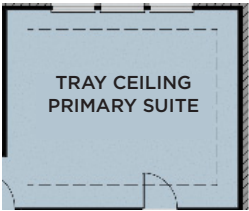
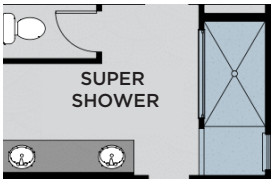
ELEVATION A



FIRST FLOOR



SECOND FLOOR



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GRAYSON

PLAN #5250 | 3,347 SQFT



4-5 Bed



3-4.5 Bath



2 Story



2-3 Garage

UPGRADE OPTIONS:

Pedestrian Garage Door, Outdoor Fireplace, Indoor Center/Corner Fireplace, Sliding Door to Outdoor Living, Barn Door at Primary Bath, Super Shower, Free Standing Tub Primary Bath, Flex Room, Media Room Downstairs/Upstairs, Study, Workout Room w/ Closet, Gourmet Kitchen, Radial Island, Mud Bench, Laundry Cabinets, Guest Suite, Additional Bath 4, Additional Bed 5 w/ Bath 4, Optional Powder Bath

ABOUT:

The open dining room of the intricate Grayson is enhanced by a large expanse of sun-filled windows and includes a view of the grand staircase. The spacious family room and open kitchen is the perfect place for entertaining. The private primary bedroom features several windows and a tray ceiling, along with a spa-like bath with dual sinks and luxe super shower. All secondary bedrooms include a walk-in closet and private bath. Other highlights include a first-floor secondary bedroom, and a spectacular kitchen with a large walk-in pantry, center island, and roomy breakfast area. The upstairs features a spacious game room, optional media room, two additional bedrooms, and a full bath.



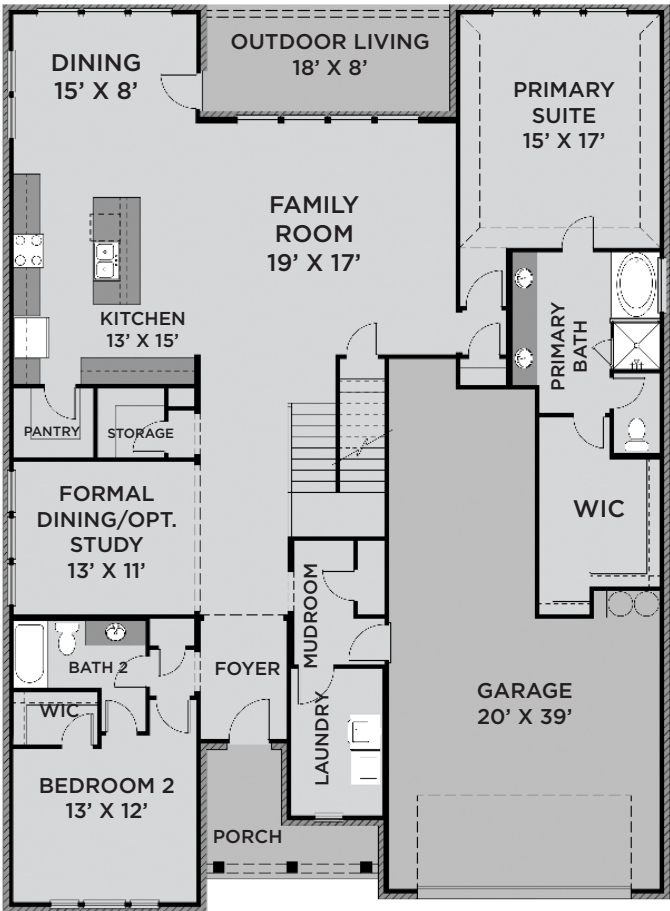
ELEVATION A



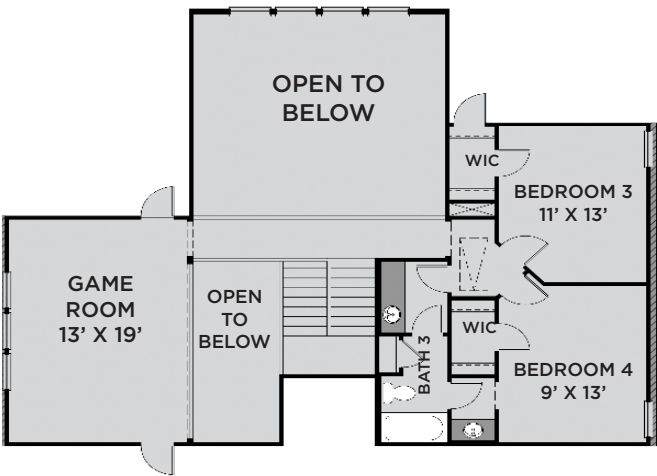
ELEVATION B



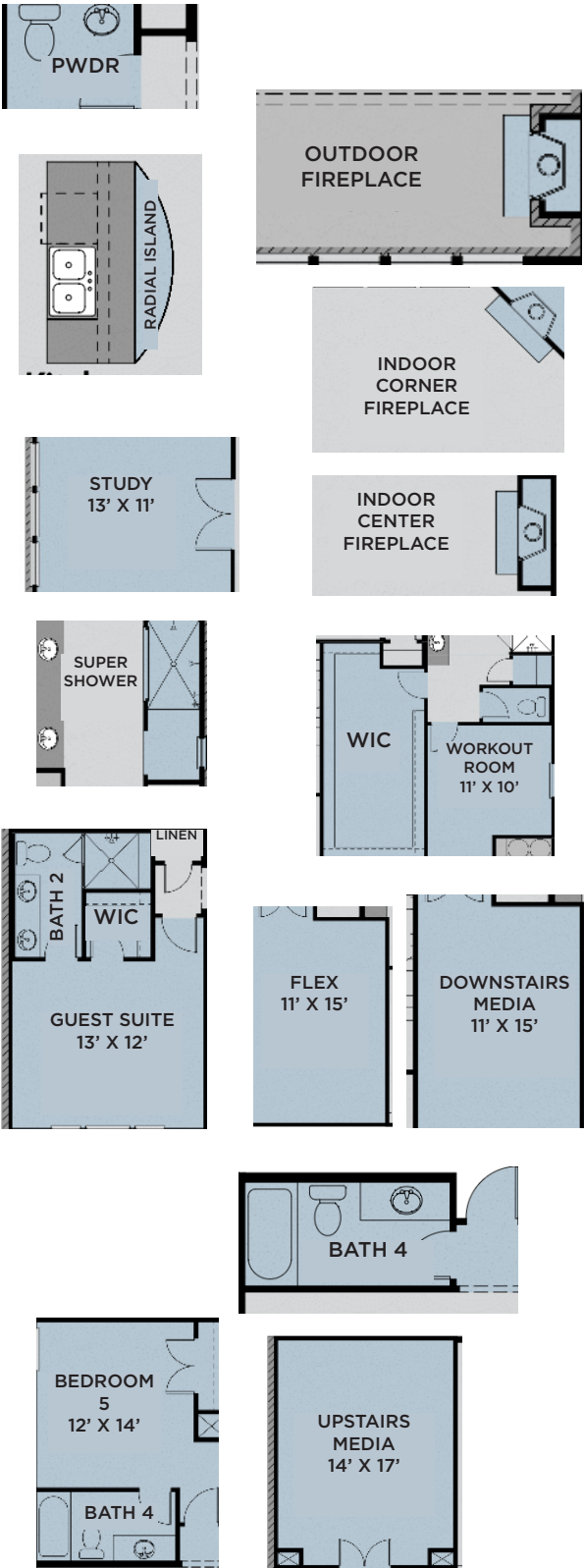
ELEVATION C



FIRST FLOOR



SECOND FLOOR



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WHITNEY

PLAN #B5260 | 3,448 SQFT



4-5 Bed



3.5-4.5 Bath



2 Story



2 Garage

UPGRADE OPTIONS:

Single Garage Door, Pedestrian Garage Door, Sliding Door to Outdoor Living, Additional Breakfast Windows, Radial Island, Laundry Cabinets, Powder Cabinet, 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'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.



ELEVATION A



ELEVATION B



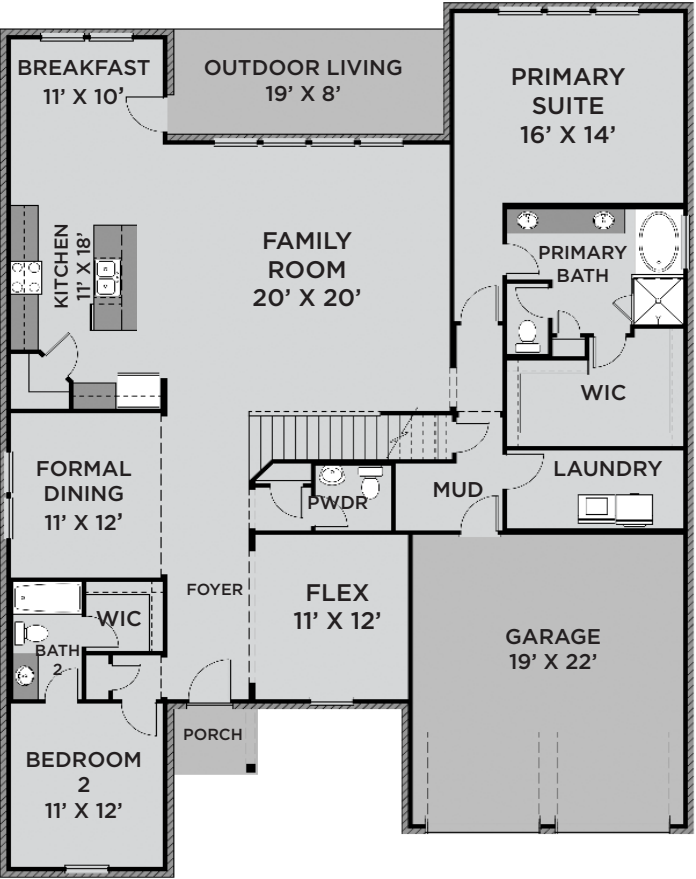
ELEVATION C



ELEVATION D



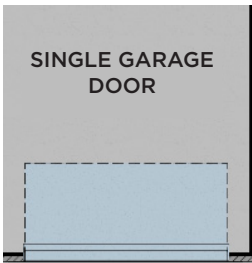
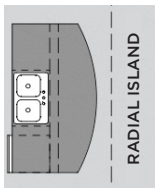
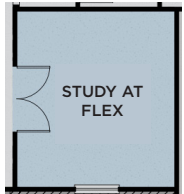
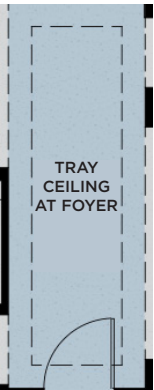
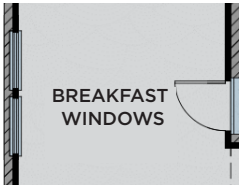
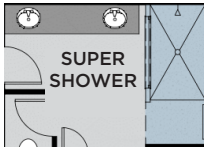
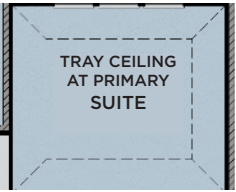
ELEVATION E



FIRST FLOOR



SECOND FLOOR



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LAKE BREEZE INCLUDED FEATURES



EXTERIOR DESIGN FEATURES

- Elegant exterior elevations
- 8’ front door with decorative Kwikset handle with keyless entry
- Clay king brick (all four sides) and stone elevations (per plan)
- Front and back yard irrigation system with rain and freeze sensors blob:https://bbybrandie6868.sharepoint.com/d2d1e985-6578-428e-8983-7f83d122f976
- Landscape package including seasonal shrubs, full sod and one tree
- 6’ stained privacy fence with metal posts and one gate
- Large covered front porch and rear outdoor living with buff mortar (per plan)
- Dimensional high-definition roof shingles with 30-year manufacturer’s lifetime warranty
- HardiePlank lap siding with 30-year manufacturer’s limited warranty
- HardieTrim exterior trim with 15-year manufacturer’s limited warranty
- Full wrapped 5” K Style gutters
- Two frost resistant hose bibs
- Decorative coach lights (per plan)

INTERIOR DESIGN FEATURES

- Resilient 5-1/4” x 47-1/4” luxury vinyl plank flooring in entry halls, kitchen dining, utility, and family rooms. Available in four designer colors
- Designer 12x12 ceramic tile at all baths
- Rounded corners throughout (excludes windows)
- Contemporary Carrara interior doors
- 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 kits installed in primary suite and family room
- Bedrooms, study/flex, game room 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)
- Satin nickel door knobs
- High-efficiency LED disc lights

PRIMARY SUITE

- Shop-finished vanity cabinets for increased storage
- 1.6cm counter tops installed at vanities with two under-mount porcelain sinks
- 42” plated glass mirrors with two vanity light fixtures
- Walk-in shower with decorative tile shower pan
- Classic garden tub with tile surround (per plan)
- Delta Woodhurst faucet in satin nickel finish
- 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 and 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
- Full extension drawer guides
- Full tile backsplash
- GE® stainless steel appliance package with 30” built-in gas cooktop, built-in oven, microwave, and energy-saving dishwasher
- Phone charging USB outlet (per plan)
- Recessed ice maker connection at refrigerator
- High-efficiency LED disc lights
- High capacity 1/3 HP disposal with countertop-mounted air switch

LOW VOLTAGE AND SECURITY

- Two wireless access points
- 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
- 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
- Polyseal 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
- Tankless water heater

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), water heater(s), fireplace and cooktop



UNIONMAIN HOMES NEW HOMEOWNER'S GUIDE TO SETTING UP UTILITIES

LAKE BREEZE



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
Farmer's Electric
(903) 455-1715



Natural Gas
Atmos Energy - Brad Stubbs
(214) 668-8566
brad.stubbs@atmosenergy.com



Internet, Cable & Phone
AT&T - Jason Sanchez
(832) 980-1311
js6405@att.com



Security
HomePro
(844) 661-5777
homeprotech.com



Trash & Sewer
City of Lavon
LavonTX.gov
Water
Bear Creek SUD
972-843-2101



Police Department
Non-emergency
(940) 627-5971



Fire Department
Non-emergency
(940) 627-5971



Emergency
911



Home Owners Association
Joe with FSR
(877) 378-2388



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,

The "No MUD, No PID" Advantage

Keep Your \$100,000. Why Lake Breeze is the Smarter Investment.

1 What is a MUD? MUNICIPAL UTILITY DISTRICT

- The Definition: A special taxing entity created to finance water, sewer, and drainage infrastructure.
- How it hits your wallet: It is an additional property tax added to your annual bill. Because it is based on your home's value, as your home appreciates, your MUD tax can actually go up in total dollars.
- The Timeline: These bonds typically take 20 to 30 years to pay off.

2 What is a PID? PUBLIC IMPROVEMENT DISTRICT

- The Definition: A specific assessment used to pay for "extras" like landscaping, sidewalks, and parks
- How it hits your wallet: Unlike a MUD, this is often a fixed assessment (a set dollar amount). It can be paid in a lump sum or spread out over 30 years with interest.
- The Catch: Even if it's a "fixed" amount, it is still a lien on your property that adds hundreds of dollars to your monthly mortgage payment.

3 The "Hidden" Cost Comparison

Most buyers only look at the sticker price of the home, but the Total Tax Rate is what determines your lifestyle.

MUD TAX	0.50% - 1.0% EXTRA
PID ASSESSMENT	\$150 - \$300/MO
30-YEAR COST	\$100,000+
MONTHLY PAYMENT	MUCH HIGHER

WHY "NO MUD/NO PID" WINS

More House for Less Money:
Without these extra taxes, you have more "buying power." You can put that \$300-\$500 a month toward a larger home or a lower mortgage instead of a tax bill.

Resale Value:
When you go to sell your home, your house will be more attractive because the buyer's total tax rate will be lower than the neighborhood down the street.

True Ownership:
You aren't paying back a developer's debt for the next three decades.





COMMUNITY SALES CENTER

LAKE BREEZE
711 Oak Street
Lavon, TX 75166
Monday thru Saturday (10AM - 6PM)
Sunday (12PM - 6PM)
(469) 813-8700



Learn more about
Lake Breeze