

103 Heritage Hill Dr. Forney, TX 75126

MODEL HOME — Includes Window Treatments & Appliances

BROOKVILLE ESTATES · FORNEY, TX

Rio Grande Executive Plan · 4 Bed / 3 Bath / 2,406 Sq Ft

AVAILABLE NOW

4

BEDROOMS

3

BATHROOMS

2,406

SQUARE FEET

3

CAR GARAGE

11,920

SQ FT LOT



Set within Brookville Estates in Forney, TX, this 2,406 square-foot Rio Grande Executive plan delivers an open-concept layout built for how families actually live — four generously sized bedrooms and three full bathrooms, a private study, and a three-car garage, all on an 11,920 sq ft homesite facing southeast. UnionMain Homes builds every detail with quality, from the chef-inspired kitchen with quartz countertops and stainless appliances to the spa-inspired primary bath. The home is complete and available now — no waiting on construction.

10-Year Structural Warranty

Plus 2-year systems and 1-year workmanship coverage.

Energy Star Certified

HERS® Index Score of 59 — about \$1,825/yr less in utility costs than a standard new home.

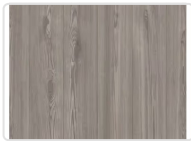
Top-Rated Forney ISD

Crosby Elementary, Smith Intermediate, Jackson Middle, North Forney High.

Home Facts

Community	Brookville Estates
Builder / Plan	UnionMain · Rio Grande Exec.
Bedrooms / Bathrooms	4 / 3
Living Area	2,406 Sq Ft
Stories	1
Garage	3-Car
Lot Size	11,920 Sq Ft
Orientation	Faces Southeast
HOA Dues	\$570 / year
Est. Total Tax Rate	2.067191%

Included Finishes

		
COUNTERTOP	CABINETRY	FLOORING & TILE
		
LIGHTING	HARDWARE	FIXTURES

Brookville Estates & Forney, TX

Brookville Estates offers spacious single-family homes in one of the fastest-growing areas of Kaufman County, just off U.S. Highway 80. Residents enjoy walkable sidewalks, pocket parks, and easy proximity to the neighborhood's intermediate and middle schools. Forney — the "Antique Capital of Texas" — sits about 20 miles east of downtown Dallas, roughly 25–30 minutes by car, with straightforward I-20 access to the Metroplex.

School Zoning (Forney ISD)

Elementary (K–4)	Crosby Elementary
Intermediate (5–6)	Smith Intermediate
Middle School (7–8)	Jackson Middle
High School (9–12)	North Forney High

Property Tax Breakdown

Forney City Tax	0.366533%
Kaufman County Tax	0.328958%
Forney ISD Tax	1.289200%
Road & Bridge	0.082500%
Total Estimated Rate	2.067191%

See a UnionMain Homes sales consultant for complete details. Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend. Buyer must use a preapproved lender. Source: unionmainhomes.com, listing for 103 Heritage Hill Dr., Forney, TX 75126.



NEW HOME COUNSELOR

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VIEW FULL
LISTING



GET PRE-
QUALIFIED

Floor Plan — Rio Grande Executive (4125E-C)

One-story open-concept layout with a private study, extended owner's suite, and a three-car garage on an 11,920 sq ft southeast-facing homesite.

2,406

Total Sq Ft

4

Bedrooms

3

Bathrooms

1

Story

3-Car

Garage



Designer Upgrades Included

\$101,180 in included value — already reflected in the price

- Private study
- Washer & dryer included
- Gourmet kitchen package
- Additional windows
- Extended owner's suite
- Primary closet door to utility
- 3-car garage
- Extended covered patio
- Indoor fireplace
- Built-in mud bench
- Tray ceiling entryway

About UnionMain Homes

At UnionMain, we know we're building more than just a home — we're building an extension of you. With a uniquely personalized design process, we build homes tailored to fit your lifestyle across premier communities in Dallas–Fort Worth and Atlanta, upholding the highest industry standards in craftsmanship, safety, and quality. Your vision is our foundation, and your happiness is the final touch — backed by a 10-year structural warranty and Energy Star certification on every home we build.

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of UnionMain Homes and/or others and cannot be reproduced or copied without UnionMain Homes' prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, landscaping, pool/spa, furnishings, applications and designer/decorator features and amenities that are not included as part of the home and/or may not be available in all communities. Not an offer or solicitation to sell real property. Equal Housing Opportunity.