

2232 Aspen Chase Dr. Royse City, TX 75189

CREEKSIDE · ROYSE CITY, TX

Walton Plan · 4 Bed / 3.5 Bath / 2,563 Sq Ft

AVAILABLE NOW

4

BEDROOMS

3.5

BATHROOMS

2,563

SQUARE FEET

2

CAR GARAGE

2

STORIES



KITCHEN & DINING



PRIMARY BATH



FAMILY ROOM

This 2,563 square-foot Walton plan sits within Creekside in Royse City, TX and delivers an open-concept design with four generously sized bedrooms and 3.5 bathrooms across two stories. The chef-inspired kitchen features quartz countertops and stainless appliances, complemented by a spa-inspired primary bath. The home comes with a 10-year structural warranty and Energy Star certification, and is 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 56 — about \$1,978/yr less in utility costs than a standard new home.

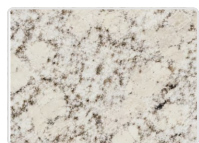
Royse City ISD

Sara Moss Elementary, Ouida Baley Middle School, Royse City High School.

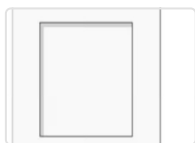
Home Facts

Community	Creekside
Builder / Plan	UnionMain · Walton
Bedrooms / Bathrooms	4 / 3.5
Living Area	2,563 Sq Ft
Stories	2
Garage	2-Car
HOA Dues	\$572 / year
Est. Total Tax Rate	2.069763%

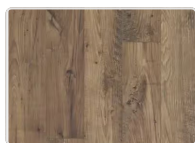
Included Finishes



COUNTERTOP



CABINTRY



FLOORING & TILE



LIGHTING



HARDWARE



FIXTURES

Creekside & Royse City, TX

Creekside is a master-planned community in Royse City, TX featuring modern floor plans, resort-style amenities including a swimming pool and playground, and quick move-in homes. The community offers access to trails, a pond, and top-rated Royse City ISD schools.

School Zoning (Royse City ISD)

Early Childhood	Glenda Arnold ECC
Elementary (K–5)	Sara Moss Elementary
Middle School (6–8)	Ouida Baley Middle
High School (9–12)	Royse City High

Property Tax Breakdown

Collin County	0.149343%
Royse City ISD	1.255200%
Royse City	0.584000%
Collin College	0.081220%
Total Estimated Rate	2.069763%

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.

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LISTING



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QUALIFIED

Floor Plan — Walton

Two-story open-concept layout with a covered patio, walk-in closet, and a two-car garage. First floor shown below.

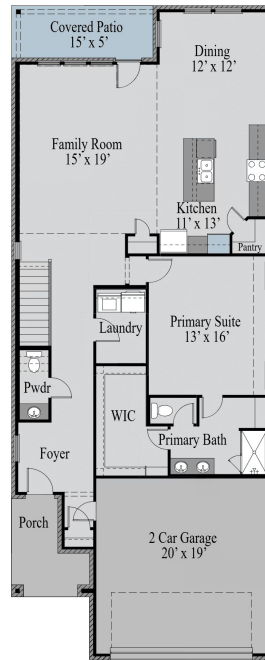
2,563
Total Sq Ft

4
Bedrooms

3.5
Bathrooms

2
Stories

2-Car
Garage



First floor plan shown. Scan the listing QR code on page 2 for the complete plan set.

Designer Upgrades Included

\$28,685 in included value — already reflected in the price

- Brasserie kitchen
- Extended outdoor living
- Additional full bath
- Painted cabinets

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.

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