



# COMMUNITY SALES MANAGER Steve New

CELL: (817) 999-9585 SALES OFFICE: (972) 552-9225



## **Devonshire Classic 50-55**

1226 Abbeygreen Road Forney, TX 75126

**MODELS** 

1226 Abbeygreen Road, Forney, TX 75126 1228 Abbeygreen Road, Forney, TX 75126 **PRICED FROM** 

\$375,990-\$498,990

1,840 - 3,754

SQUARE FEET

3 - 5
BEDROOMS

2 - 5

2 – 3 CAR GARAGE











Welcome to Devonshire, the most sought-after community in Forney ISD!

The luxurious Devonshire master-planned community is nestled in the rolling countryside, just a short 5 mile drive from town. Residents can take advantage of the amazing amenities, including a swimming pool, splash pool, and hike and bike trails for the ultimate resort-style living.

Spend quality time with your loved ones as you entertain, relax, and enjoy all the family-friendly activities Devonshire has to offer. Feeling the need for a change of pace? Take a drive down I-80 to Downtown Dallas to find fine dining, sporting events, the arts, and shopping.

Live your best life at Devonshire!







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## **Devonshire Classic 50-55**

### **Community Amenities:**

- 2 Pools, Splash Pad
- Amenity Center
- Community Clubhouse
- Lakes & Walking Paths
- Pocket Parks and Green Spaces
- Fishing Ponds
- Volleyball & Basketball Courts
- Playground
- Pavilion
- Fireplace and Outdoor Grilling Area
- Events Lawn
- Dog Park
- Trails

#### **Local Area Amenities:**

- Forney Community Park
- Spellman Museum of History
- Lake Tawakoni State Park
- Queens Winery

### **Utilities:**

- Electric: Farmers Electric Co-op 903.455.1715
- Gas: Atmos Energy 888.286.6700
- Water: High Point Water Supply 972.564.3801
- Internet Provider: AT&T 800.288.2020
- Trash & Recycling: Community Waste Disposal 972.392.9300
- Police Department: 972.552.6625
- Fire Department: 972.552.6635

**MUD -** Kaufman County Municipal Utility District

\* Contact community manager for more details.

#### **HOA**

\$741/year CCMC (972) 626-1541

#### Tax Rate Per \$100

2.73

#### **Schools**

District	Forney ISD
Elementary	Crosby Elementary School
Middle	Brown Middle School
High	North Forney High School

