



**1,840 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

**2 – 3**  
CAR GARAGE

**MODELS**

1404 Holmesfield Drive, Forney, TX 75126 | **Violet IV**

1406 Holmesfield Drive, Forney, TX 75126 | **Jasmine**

# Devonshire



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!



## Devonshire

### 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

### HOA

\$741/year

CCMC

(972) 626-1541

### Tax

**Rate Per \$100**

2.75

### MUD

Kaufman County Municipal Utility District - Cost included in Tax Rate above

### Schools

<b>District</b>	Forney ISD
<b>Elementary</b>	Crosby Elementary School
<b>Middle</b>	Brown Middle School
<b>High</b>	North Forney High School

### Driving Directions

From Dallas take I-30 E, keep right and merge onto US-80 E, and travel approximately 14 miles. Follow signs for Terrell/Big Town Blvd, take exit toward FM-548 and take a left onto FM-548 N. Travel approximately 3 miles to Devonshire Dr. N. and turn left. Continue on Devonshire Dr. N until it ends at Ravenhill Rd./Abbeygreen Rd. Turn right onto Abbeygreen Rd. Take a right at Holmesfield Dr, our model home will be on the right/corner.

