



**2,235 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

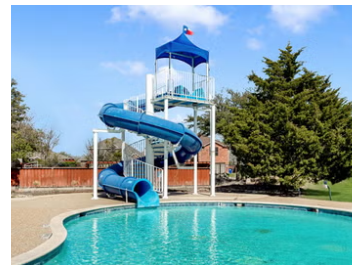
**2 – 3**  
CAR GARAGE

**MODELS**

144 Burnett Drive, Lavon, TX 75166 | **Cypress II**

156 Burnett Drive, Lavon, TX 75166 | **Willow II**

# Bear Creek Classic 60



Come discover Grand Heritage, the award-winning master-planned community located near stunning Lake Lavon and Lake Ray Hubbard in Lavon, TX!

Nestled just northeast of Dallas, this community offers outdoor activities including boating and fishing. You'll love the six million dollar resort-style pool and amenities center- plus with new schools adjacent to the community, Grand Heritage is an exclusive lifestyle for students.

With convenient access to major cities and direct thoroughfares to the city, Grand Heritage is the perfect blend of luxury and convenience. Bloomfield Homes offers the impressive collection of Classic and Elements Series floor plans, making this community an the ultimate destination for homebuyers.

Join the Grand Heritage family today!





## Bear Creek Classic 60

### Community Amenities:

- Playground
- Park
- Clubhouse for Homeowner Events
- 2 Community Pools
- Trails
- Fitness Gym
- 3 Fishing Ponds
- 3 Event Rooms

### Local Area Amenities:

- Parks and Recreation
- Collin Park Marina
- In-Sync Exotics Wildlife Sanctuary
- Historic Downtown Wylie

### Utilities:

- Electric: Farmers Electric Co-op 903.455.1715
- Gas: Atmos Energy 888.286.6700
- Water: Bear Creek SUD 972.843.2101
- Internet Provider: Spectrum 855.860.9068
- Trash & Recycling: Community Waste Disposal 972.392.9300
- Police Department: 972.547.5350
- Fire Department: 469.356.1239

### Police & Fire

Police 972.547.5350

Fire 469.356.1239

### HOA

\$1,383/year  
Grand Heritage HOA  
(972) 843-4222

### Tax

#### Rate Per \$100

1.91

### PID

Heritage Public Improvement District No.1. Contact Community manager for more details.

### Schools

<b>District</b>	Community ISD
<b>Elementary</b>	Nesmith Elementary School
<b>Middle</b>	Edge Middle School
<b>High</b>	Community High School

### Driving Directions

From Dallas, Take I-30 East to Exit 68, Go North on 205. Turn right on 78 and Left on Burnett Dr. From Plano, Take President George Bush Turnpike, exit onto Hwy 78, traveling north. Turn left onto Burnett Drive.

