



### **COMMUNITY SALES MANAGER**

Jason McFarlin

CELL: (972) 489-7146 SALES OFFICE: (972) 853-0000



# **Grand Heritage**

144 Burnett Drive Lavon, TX 75166

**MODELS** 

144 Burnett Drive, Lavon, TX 75166 156 Burnett Drive, Lavon, TX 75166 PRICED FROM

\$335,990-\$568,990

1,531 - 4,226

SQUARE FEET

**3 – 6**BEDROOMS

2 – 5.5

**2 – 3**CAR GARAGE











Come discover Grand Heritage, the award-winning master-planned community located near stunning Lake Lavon and Lake Ray Hubbard in Lavon, TX! Bloomfield Homes is proud to feature amazing, brand new homes for sale in this beautiful community, including impeccable designs, beautiful floor plans, and the most all-included standard features!

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, and 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 an impressive collection of Classic and Elements Series floor plans, making this community the ultimate destination for homebuyers.

Join the Grand Heritage family today!







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## **Grand Heritage**

#### **Community Amenities:**

- Playground
- Park
- Clubhouse
- Pools
- Trails
- Basketball Court
- Fitness Gym
- Event Room

#### **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

PID - Heritage Public Improvement District No.1

\* Contact Community manager for more details.

#### **HOA**

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

#### Tax Rate Per \$100

1.86

#### **Schools**

District	Community ISD
Elementary	Nesmith Elementary School
Middle	Community Trails Middle School
High	Community High School

