



# Grand Heritage

**1,531 – 4,226**  
SQUARE FEET

**3 – 6**  
BEDROOMS

**2 – 5.5**  
BATHROOMS

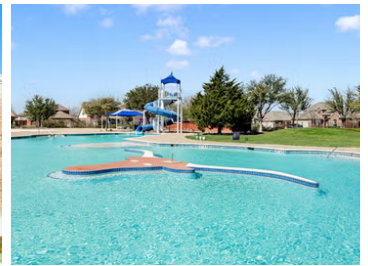
**2 – 3**  
CAR GARAGE

## MODELS

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

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

**Fitness Gym and Clubhouse with Event Rooms**



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!





## Grand Heritage

### Community Amenities:

- Playground
- Park
- Clubhouse for Homeowner Events
- 2 Community Pools
- Trails
- Basketball Court
- Fitness Gym
- Fishing Pond
- 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>	Community Trails 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.

