



# Terracina

**2,038 – 4,226**  
SQUARE FEET**3 – 6**  
BEDROOMS**2 – 5.5**  
BATHROOMS**2 – 3**  
CAR GARAGE3917 Terracina Way  
Rockwall, TX 75032**MODELS**3911 Terracina Way, Rockwall, TX 75032 | **Primrose FE VI**3917 Terracina Way, Rockwall, TX 75032 | **Spring Cress II**

Welcome home to Terracina in beautiful Rockwall, TX!

Terracina is situated within the city limits of Rockwall "Proper", making it one of the most desired locations on the east side of the Metroplex. Located just south of I-30 near the intersection of Rochell Road and TX Hwy 276, residents will have easy access to the George Bush Turnpike, I-20, 635, and live just minutes from Downtown Dallas.

Terracina will feature Bloomfield Homes' Classic Series of floor plans on oversized 65'- 80' homesites with Signature-level finishes, such as an 8' front door and our Deluxe Signature Series Kitchen all included in the base price. Amenities like a park, pavilion, playground, and open spaces will make this a great place to enjoy the outdoors!

The stunning topography and proximity to Lake Ray Hubbard, The Harbor, top-rated hospitals, and fine dining make Terracina a prime location. Students will attend the highly-rated Rockwall ISD. No MUD and No PID result in a low tax rate.

Make your move to Terracina and experience the best of Rockwall living!





# Terracina

## Signature Series Community

- 8' Front Door
- Fully Bricked Front Porch
- Cedar Garage Doors
- Wood Flooring in Entryways
- Deluxe Signature Series Kitchen
- Upgraded Built-In Appliances
- Upgraded 5" Baseboards on All Floors
- Fireplace with Stone to the Mantel
- Tiled Bathroom Tub Surround
- Deck Mount Tub
- Upper Cabinets in the Laundry Room

## Community Amenities

- Playground
- Park
- Pavilion

## Local Area Amenities

- Harry Myers Park
- Shores Park
- The Harbor Rockwall
- Lake Ray Hubbard
- Blase Family Farm

## Utilities

- Electric: Farmers Electric & Co-Op 903.455.1715
- Gas: ATMOS 972.485.6226
- Water: City of Rockwall 972.771.7736
- Internet Provider:
  - AT&T 800.288.2020
  - Spectrum 855.860.9068

## Police & Fire

Police 972.771.7717

Fire 972.771.7770

## HOA

\$750/year  
Principal Management Group  
(214) 368-4030

## Tax

**Rate Per \$100**  
1.58

## Schools

<b>District</b>	Rockwall ISD
<b>Elementary</b>	Sharon Shannon Elementary School
<b>Middle</b>	Maurine Cain Middle School
<b>High</b>	Rockwall-Heath High School

## Driving Directions

From Dallas travel East on I-30 to exit 73. Turn Right on Rochell Rd. In 1.7 miles, Terracina is on the right.

