



Building Fine Homes Since 1983

Welcome to Ovilla Creek Estates



A Master Planned Luxury Gated Community

LUXURY SECURITY & PRESTIGE

**Enjoy luxury living in a gated and secure custom
community with a small town flair.**



A luxury, gated community in the City of Ovilla featuring Red Oak Schools

- ** A gated, single entry & exit community to provide you with security and privacy in your new home.**
- ** Approved city sanitary sewer system. No septic system to repair or maintain.**
- ** Concrete streets with gutters & sidewalks. No unsightly bar ditches and culverts.**
- ** A one-phase community with no possibility of expansion to help maintain the value of your new custom home.**
- ** Only 56 custom home sites.**
- ** Home sites available for purchase now.**

All Ovilla Creek Plans include sprinkler, granite countertops & tile back splash, ceramic tile flooring, dimensional shingles, sod complete (except creek home-sites), front landscape, 6' whirlpool tub, decorative ceiling mould, steep pitch roofs, high ceilings, very high efficient HVAC systems and more!

972-617-3900 www.HarrisonHomes.com



Custom Features *Ovilla Creek Estates, a luxury gated community*

PRESTIGIOUS EXTERIOR APPEAL:

Award winning designs in a single-entrance gated community
Beautiful custom front door with decorative glass
Custom door handle set
Choice of clay brick with a 101-year warranty
Upscale front landscape package including shrubs in mulch
Grass complete in front, sides and rear yard **
Sprinkler system complete in front, sides and rear yard **
Divided light style front windows in choice of three colors
Pick your choice of exterior paint colors
Cast stone address block on home
Custom-built brick mail box
Steep sloped roofs

QUALITY CONSTRUCTION:

Bonded Builders ten-year structural warranty
National Association of Home Builders "GRADUATE MASTER BUILDER"

6' pre-stained wood fence on metal post **
Dimensional 30-year limited warranty laminated shingles
Smoke detectors in hallways & bedrooms with battery backup
Custom brick detail exterior giving your home unique appeal
Engineered foundations & engineered second floor joist system
Frost resistant water faucets at front and rear
110V weatherproof electrical outlets at front and rear doors
Security system with two keypads pre-wired
Copper electrical wiring
Pull down staircase with attic light

GOURMET KITCHEN & BREAKFAST NOOK:

3-cm granite countertops with ceramic tile 6" backsplash
Stain concrete flooring
Energy-saving Frigidaire appliances including:
*Stainless steel flat glass electric cook top range **
Stainless steel microwave oven
Stainless steel dishwasher
High capacity 1/3 hp garbage disposal
Under-mount stainless steel double sink with single-lever pull-out faucet & vegetable sprayer
Ice maker connection
8' tall custom cabinetry with hidden hinges & crown mold
Custom wood vent hood cabinet +
Walk-in pantries in most plans

SECONDARY BATHS:

Cultured marble vanity tops & integrated sinks
5' steel bathtub with ceramic tile sides
Towel bar, toilet tissue holders & Towel ring
Single-knob pressure-balanced shower valves
Powder rooms feature pedestal sink & elongated commode
Full-length vanity mirrors over beautiful painted or stained custom cabinets
Stain concrete flooring in wet areas in wet areas

SERVICE YOU CAN COUNT ON:

10-year structural warranty
1-year major component warranty
30-year warranty on roof shingles
5-year warranty on HVAC systems

LUXURIOUS MASTER RETREAT & BATH:

Large elegant master bedrooms with tall ceilings
Granite vanity tops & under-mount sinks
Elegant oil-rubbed plumbing fixtures
Traditional oil-rubbed light fixtures
Towel bar, towel ring & toilet tissue holder, oil-rubbed
5' whirlpool garden tub on ceramic tile deck +
Large & elegant ceramic tile shower
Clear or obscure shower glass and over-tub exterior window
Single-handle oil-rubbed shower fixture
☐ His & hers custom cabinets with knee space (separate vanities)
Large walk-in master closets with carpet flooring in all plans
Stain concrete flooring
Elongated commode in private water closet

ENERGY EFFICIENCY PACKAGE:

Green Built North Texas Initiative member
Trane, Lennox (or equal) high efficiency heating & cooling systems with programmable thermostats
Tankless water heaters for efficiency and continuous water
Radiant barrier roof decking for a much cooler home
Media A/C filter for cleaner in-home air quality
Very efficient rigid A/C duct work (no flex duct) provides lower utility bills, less maintenance and quieter operation
Return A/C vents in most rooms for lower utility bills
Poly-seal around all base & top plates, windows and openings
Dual-glazed, vinyl, tilt-sash, low "E" insulated glass windows for lower utility bills & comfort
Generous insulation in ceiling, walls & vaulted ceilings
Roof vents for cooler attic temperatures
Underground utilities (no overhead power or telephone lines)
All 2-story homes include zoned heating & A/C for comfort and cost savings

EXCITING INTERIOR FEATURES:

All ceilings are raised to at least 9' (many to 18' or more)
Wood first starter step on staircase
Dark metal balusters on staircase
Stained concrete flooring in entry foyer, kitchen, nook, wet areas of all bathrooms and utility room
Beautiful frieze carpeting with upgraded re-bond padding
Plank style interior doors with beautiful wood casing & oil rubbed hinges & door hardware
Ceiling mould in formal living, formal dining, master bedroom, family room, formal dining, home theater+
36" wood-burning fireplace in family room with brick surround and wood mantle
Custom cabinets and convenient shelves in utility room with clothes hanger rod
Painted in your choice of interior latex paint colors and accent trim color
Rounded sheetrock corners in entry, formal areas & most of first floor
White electrical outlets & switch trim
Reversible ceiling fans in master bedroom, family room & game room
Oil-rubbed upscale light fixture package
Pre-wiring for TV outlets & phone outlets in all bedrooms (& surround-sound in theaters)
All bedrooms are blocked and wired for ceiling fans & lights
Window sills in all rooms
Privacy locks in all baths and master bedroom

Harrison homes is one of only a few hundred Graduate Master Builder in America as designated by the National Association of Home Builders



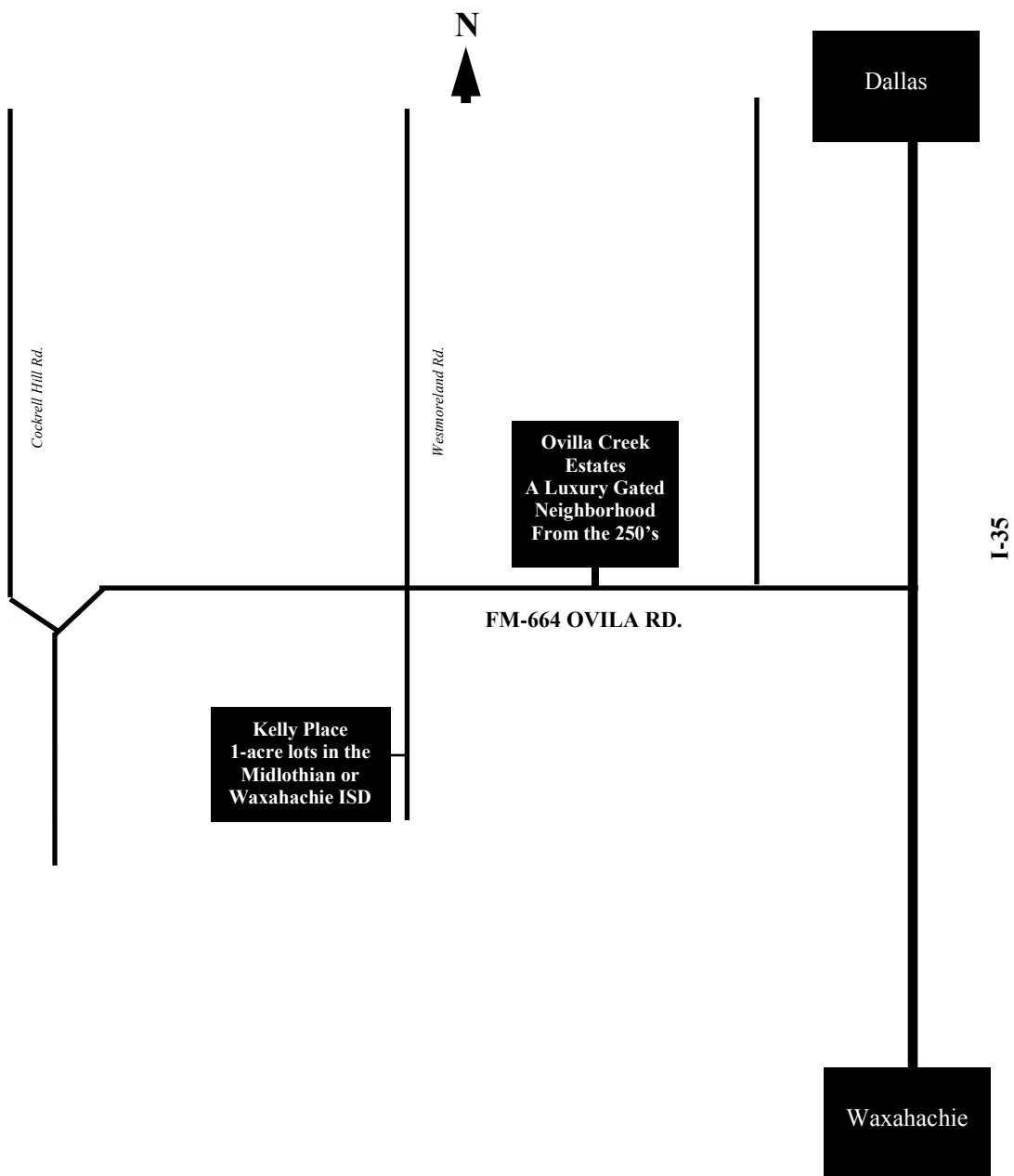
Plans and specifications are subject to the change without prior notification. Not all plans include all above features (Oct. 2012)

* available at additional cost, **does not include creek home sites, + not available on some plans,



Since 1983

Directions to our communities



972-617-3900

www.HarrisonHomes.com



Ovilla Creek Estates



Purchase your lot today and
build later.

**An upscale luxury, gated neighborhood.
All lots are at least 1/3 acre.**

A luxury gated, private community featuring sanitary sewer (no septic systems), concrete sidewalks, curbs with gutters, street lighting, municipal water, three cul-de-sacs, restrictive home owners association and more.

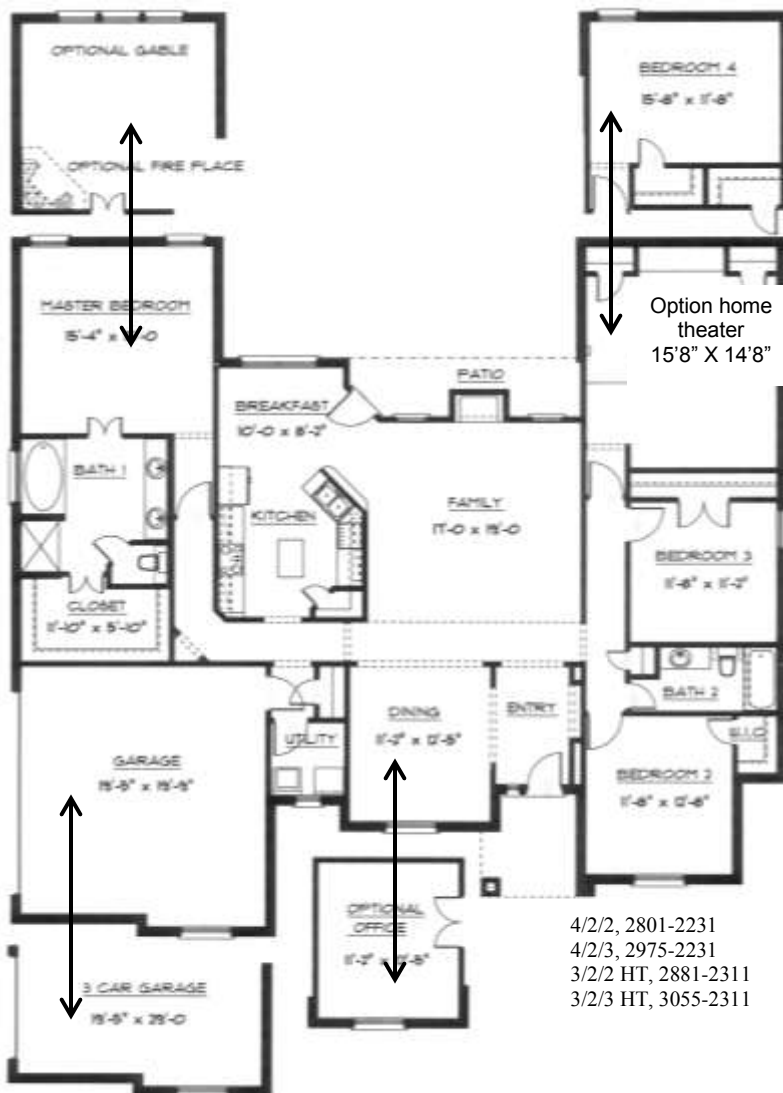
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The Kelly Plan



Shown with optional stucco & stone exterior



Elevation A



Elevation B



Elevation C

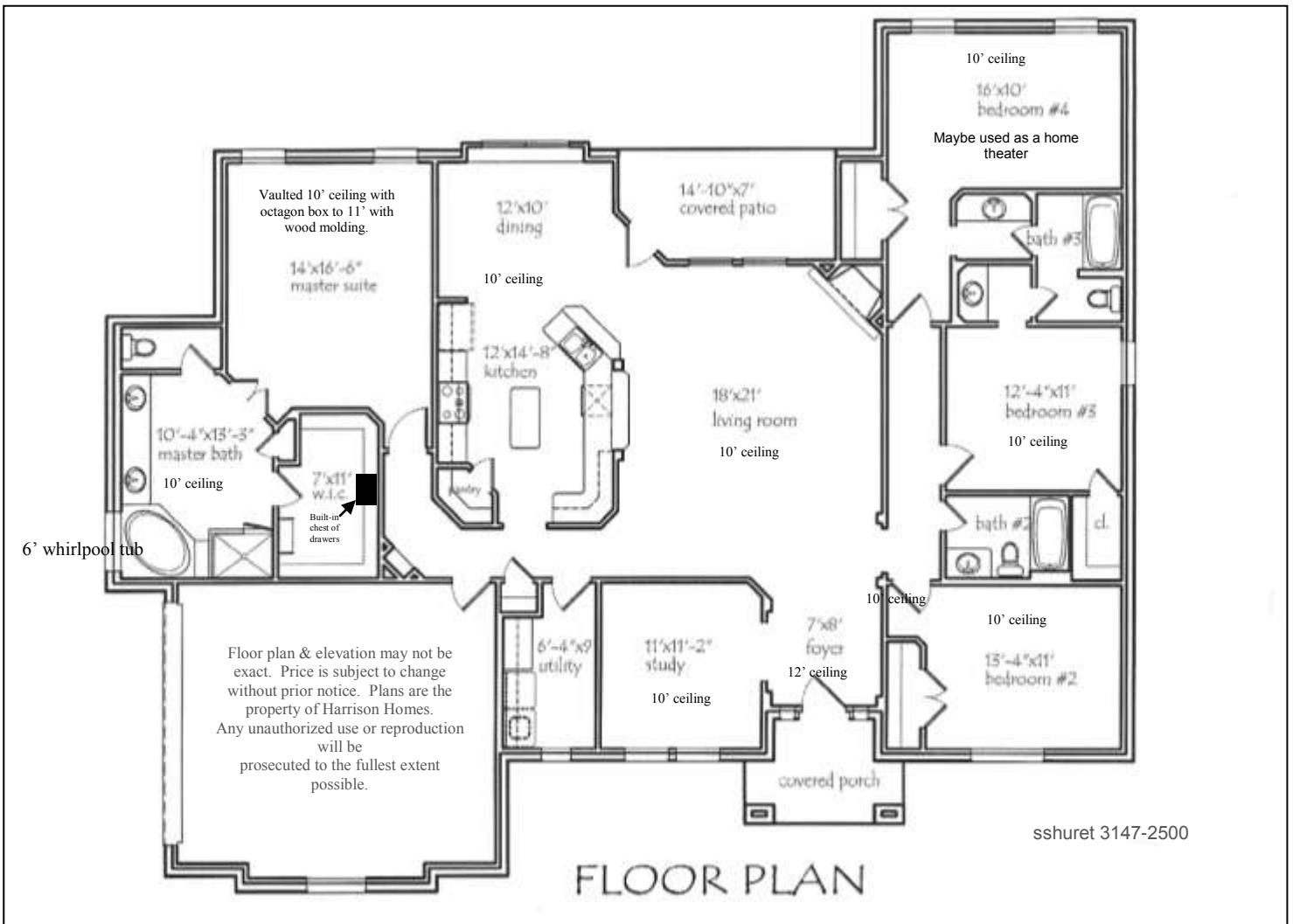
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4/2/2, 2801-2231
4/2/3, 2975-2231
3/2/2 HT, 2881-2311
3/2/3 HT, 3055-2311

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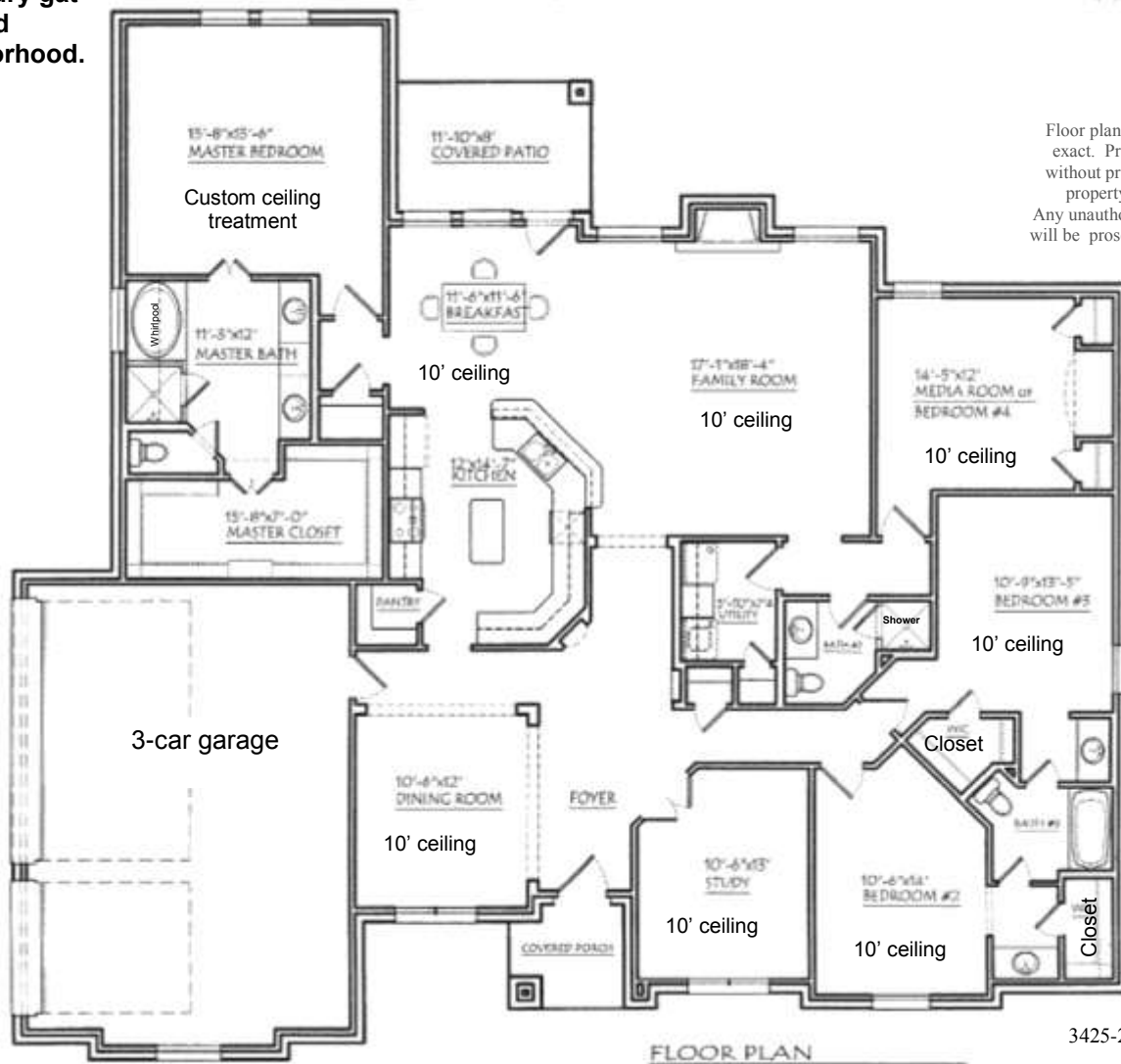
The Kari Plan



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In a luxury gated neighborhood.

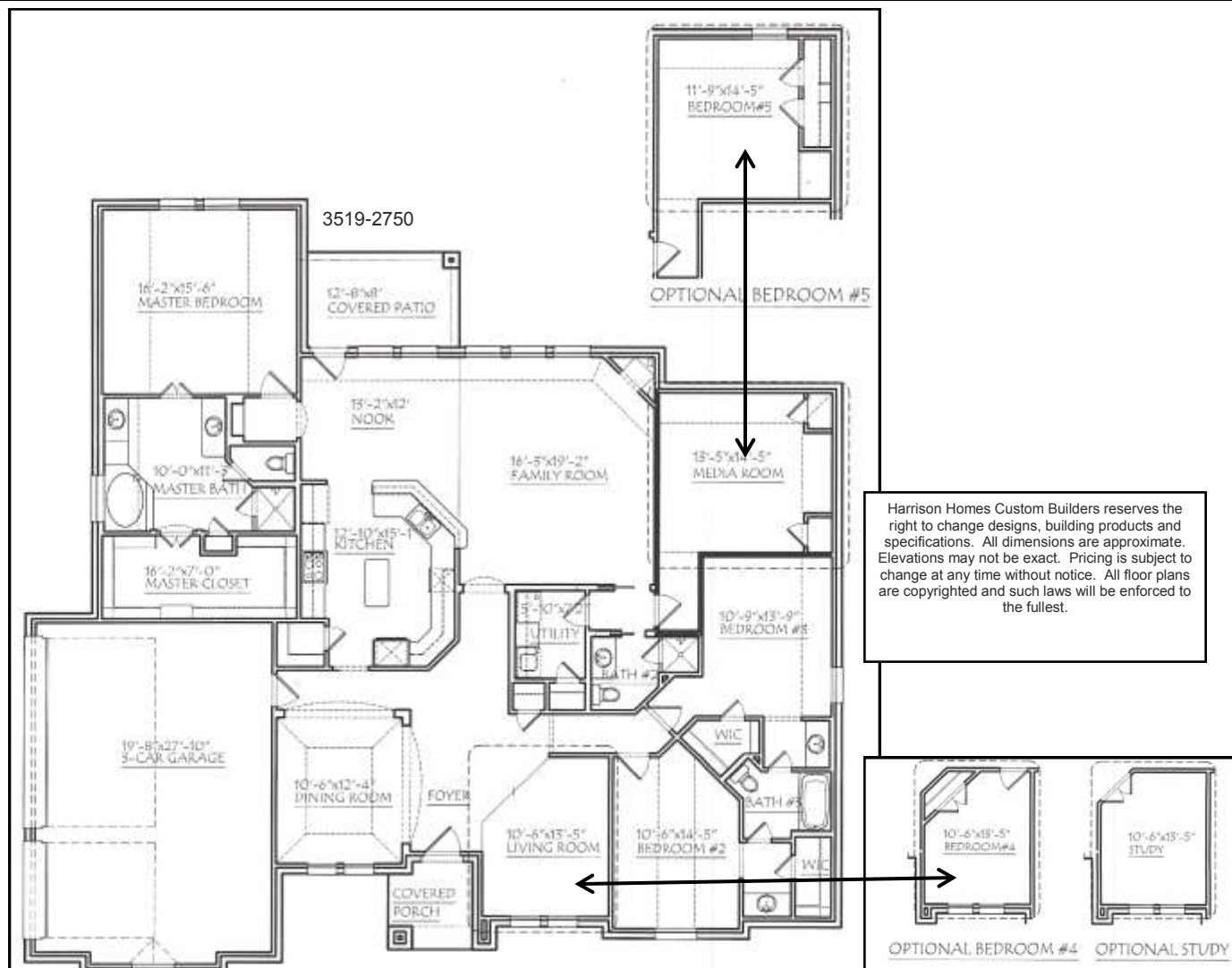


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3425-2696 SShurt

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The Tara II Plan



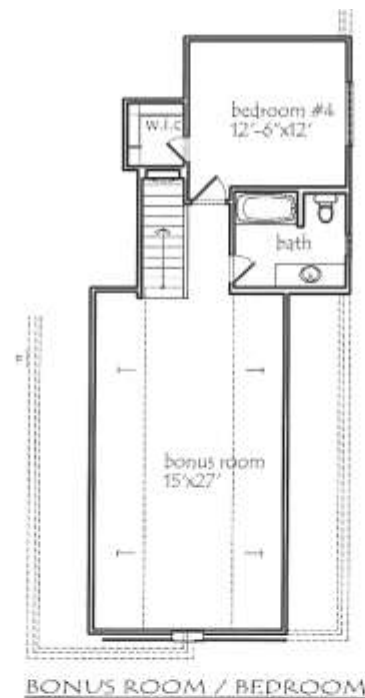


The Clifton Plan



One story 3-car 3661-2755
 One story 2-car 3411-2755
 Up bonus, 3-car 4104-3198
 Up bonus, 2-car 3854-3198
 Up bonus, 1/2 bath, 3-car 4577-3228
 Up bonus, 1/2 bath, 2-car 3327-3228
 Up bonus, bed, full bath, 3-car 4399-3493
 Up bonus, bed, full bath, 2-car 4149-3344

Second Floor Options



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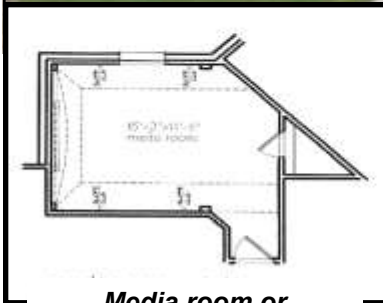
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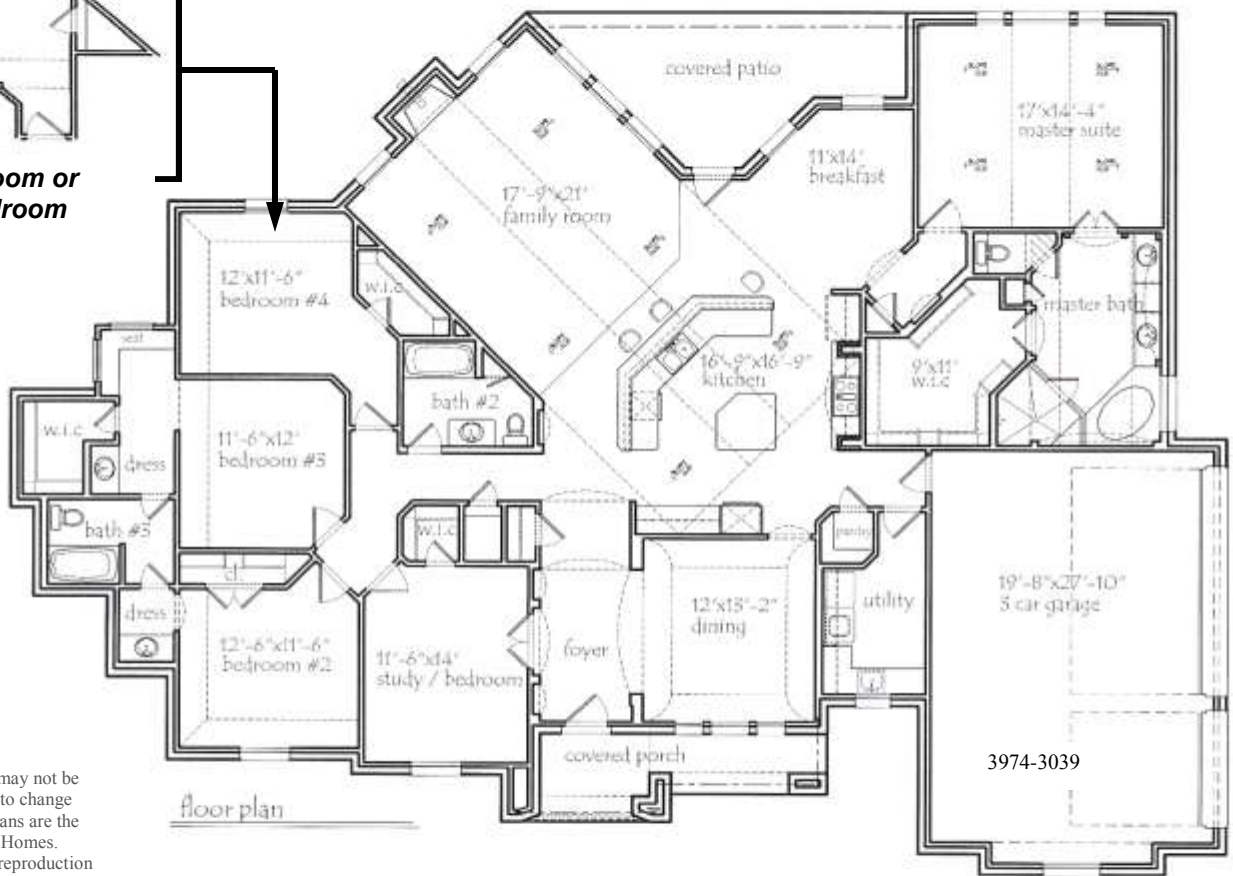
The Micah Plan



In a luxury gated neighborhood.



**Media room or
4th bedroom**



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**GRADUATE
MASTER
BUILT FOR
YOU.**



The Brian Plan



4338-3535 shurt



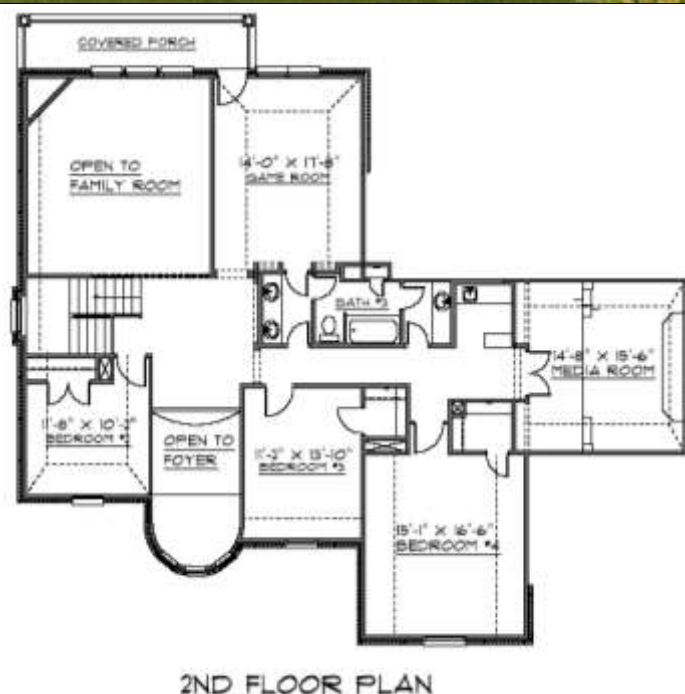
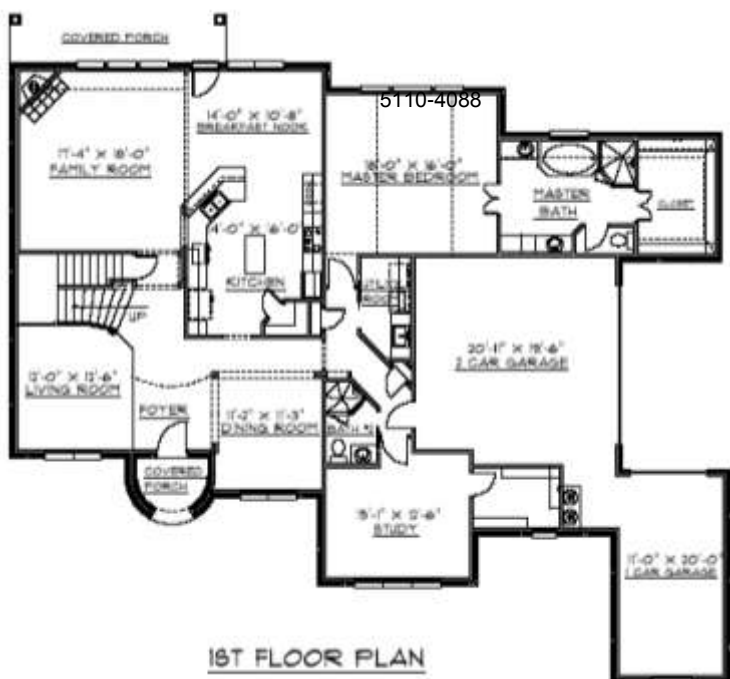
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Since 1983

The Emma Plan

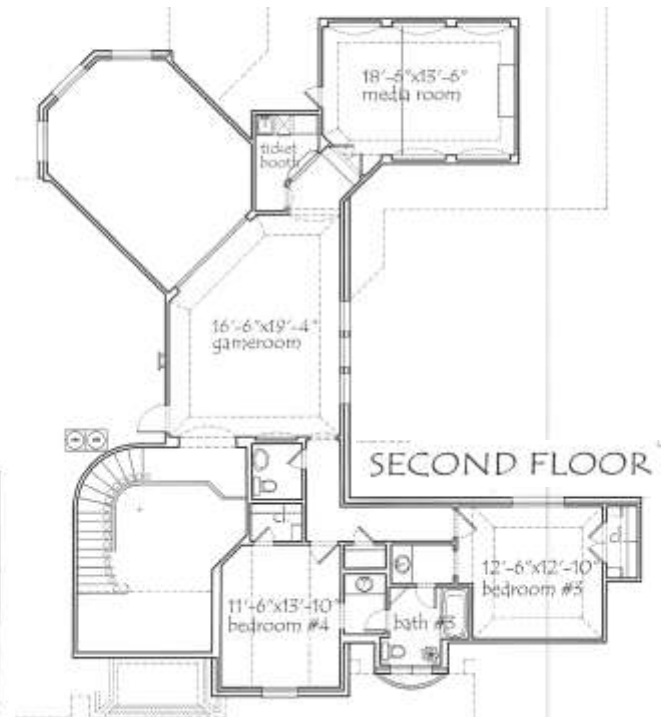


4 bedrooms, study, home theater with kitchenette, 3-car garage, large creek lot, walk-out balcony overlooking the beautiful white rock creek, rounded turret style entry way, 18' tall ceilings, trees and more!

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The Patricia Plan



5855-4150

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The Estate Plan



5/3.5/2 5013-4476
5/3.5/3 5250-4476

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