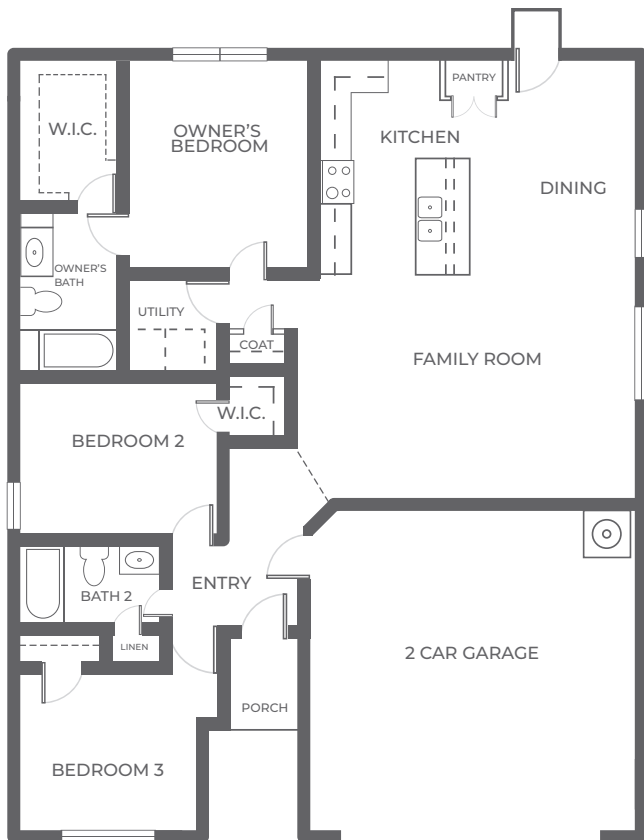




The **Spruce** by Dallas Neighborhood Alliance features a comfortable one-story layout with a large front porch and a two-car garage. 1,458 of living space includes 3 bedrooms, 2 full baths and open kitchen and living areas. Our homes are 100% Energy Star® certified built in accordance with LEED standards to save energy and reduce monthly costs.

3 BEDROOMS | 2 BATHROOMS | 1,458 SQUARE FEET



SPRUCE

Welcome to Mabank Meadows, where small-town southern charm awaits you. Located close to Cedar Creek Lake, the warm year-round weather is perfect for living outdoors! With easy access to HWY 175, a trip to Dallas or Tyler is an hour or less. Here you can have the best of both worlds, a country living with city conveniences!

Mabank ISD is amazing and strives for excellence through hard work, integrity, trust, and proactive communication while providing a safe learning environment. The school district works together with the local community to prepare their students to succeed in an ever-changing world and to support the local community as a whole. Their motto is Excellence, Trust, Communication, Academics and Hard Work and they bring this to their students each and every day.

The shopping in Downtown Mabank provides a wonderful experience for all. Main Street in old Downtown Mabank speaks to the heart of the community and leaves a pocket of opportunity for small business owners to come in and set up shop.

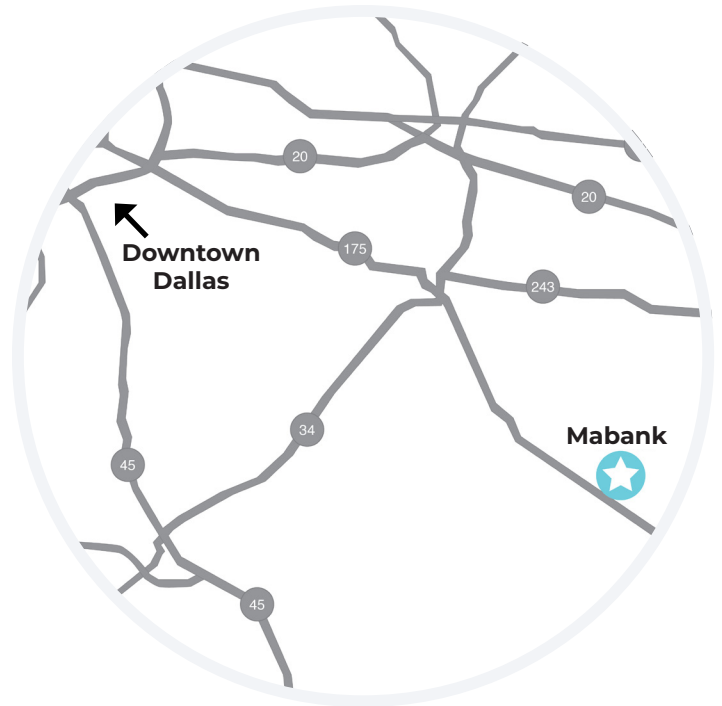
Downtown Mabank hosts several events per year for your listening enjoyment, and makes shopping for specialty foods and beverages easy by bringing an incredible collection sourced from local, regional well-known producers from around the World. Hit the tasting events and stock up on your favorites.

Mabank offers a wide variety of outdoor activities like hiking and bike trails, beautiful parks, fishing and numerous other outdoor activities. Some of the local parks include George Watts Memorial Park, Ethridge Park, Cherry Creek Park, Purtil Creek State Park, Gun Barrell City Park and even the East Texas Arboretum & Botanical Society.

## PARKS & RECREATION

One of Mabank's most stand-out attributes is Cedar Creek Lake. Established in 1900, Cedar Creek Lake is now the pulse of seasonal festivals and warm weather activity. With a dip in the cool water to escape the Texas heat at your fingertips, Mabank has become a popular destination for young families and retirees.

Mabank is equipped with parks nearby and within. Gun Barrel City Park and George Watts Memorial Park are the two most popular, containing play equipment and fields and are located on opposite sides of town so everyone in the neighborhood has access.



## SCHOOLS

- Mabank Central Elementary School
- Southside Elementary School
- Mabank Junior High School
- Mabank Intermediate School
- Mabank High School

## GROCERY

- Brookshire's  
1200 S 3rd St, Mabank
- Sugar Acres Fruit Stand  
104 W Eubank St, Mabank
- Dollar General  
1014 S 3rd St, Mabank
- Walmart Supercenter  
1200 W Main St,  
Gun Barrel City

## Exterior

- Acme Brick
- LP Smart Lap siding
- Size of lot typically 50' x 130'\*
- Front yard sod
- Wooden Fence

## Roof

- Composition shingle

## Home Amenities

- Number of bedrooms: 3 or 4
- Master bedroom with en suite
- Number of baths: 2
- Utilities: electric
- HVAC: central heating & AC
- Garage: double car\*
- Remote garage door opener

## Master Suite

- En suite bathroom
- Linen closet in some plans\*
- Large closet\*
- TV hook up

## Lighting

- Lighting package with brushed nickel finishes
- Flush-mount lighting in the kitchens, bedrooms and hallways
- Vanity lighting in the bathrooms

## Dining Room

- Kitchen/breakfast nook
- Dining/living combination

## Kitchen Features

- Energy efficient Frigidaire appliances: refrigerator, range with overhead microwave/vent hood, garbage disposal and dishwasher
- Granite counters
- Islands in some floor plans\*
- Custom build cabinets in kitchen and bathrooms
- Double 6" stainless steel sinks with brushed nickel finishes

## Bath Features

- Single sink
- Linen closet\*
- Mirrors with polished edges
- Towel bars and paper holder
- Granite counters with brushed nickel finishes

## Flooring

- Carpeting in living room, hallways and bedrooms
- Ceramic tile in kitchen, entry way and bathrooms

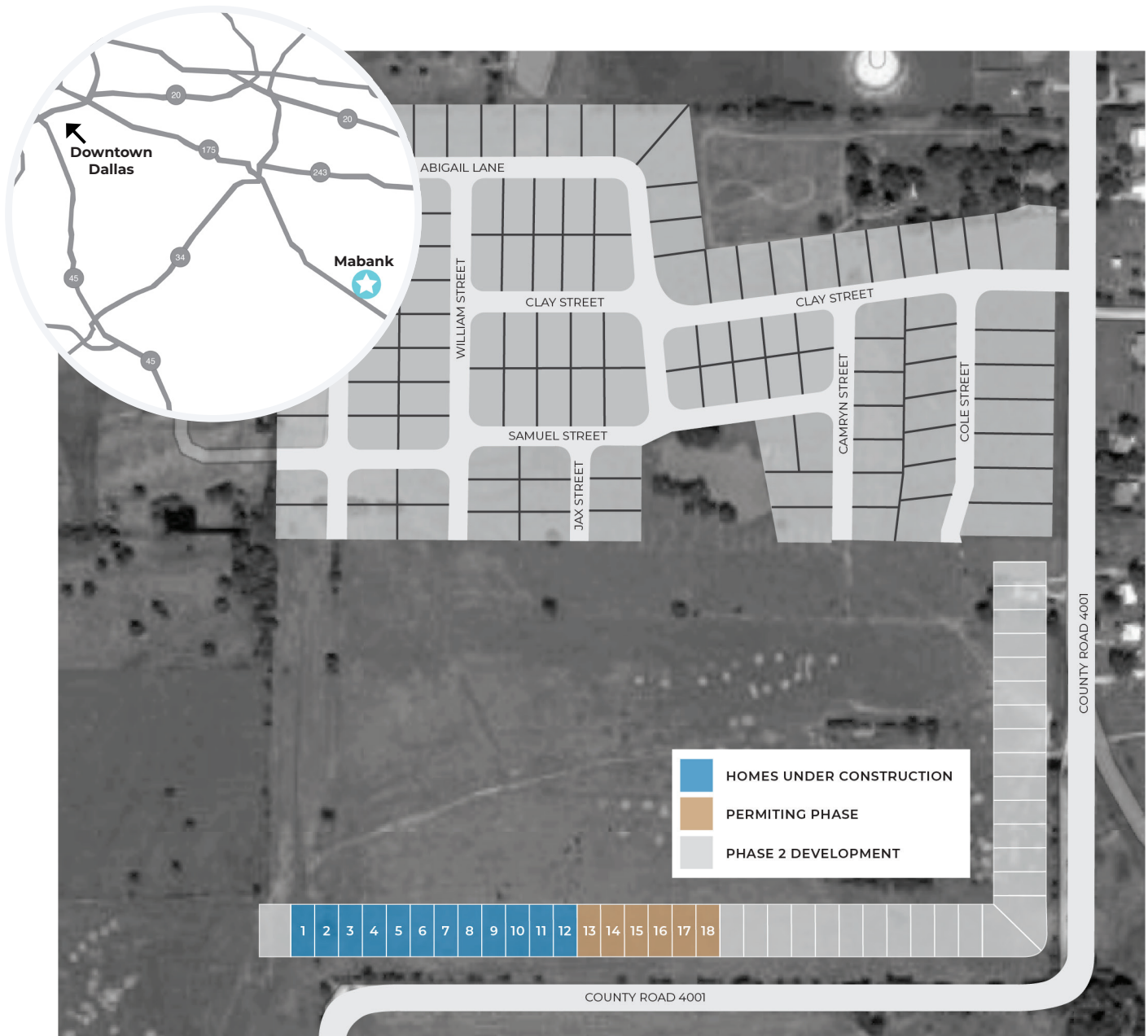
## Energy Efficiency

- R-32 Foam insulation meeting City of Dallas green standards
- Energy efficient windows
- Programmable thermostats
- Low flush flush toilets
- Efficient water heater

## Safety Features

- Remote garage door opener
- Pre-wired for security systems.

*\* Check floorplans for details*



\*Lot availability and floor plans are subject to change.

### How To Get To Us

From 175 and 198 intersection drive NE approximately 2 miles to FM 3080 and turn right. Continue driving on FM 3080 approximately ½ mile and turn right on County Road 4001. Homes will be on your right.

- 1** 18383 County Road 4001  
**Aspen** | Elevation A | Left  
List Price: \$248,900
- 2** 18371 County Road 4001  
**Spruce** | Elevation B | Left  
List Price: \$253,900
- 3** 18359 County Road 4001  
**Sycamore** | Elevation A | Right  
List Price: \$258,900
- 4** 18347 County Road 4001  
**Aspen** | Elevation B | Left  
List Price: \$248,900
- 5** 18335 County Road 4001  
**Spruce** | Elevation A | Right  
List Price: \$253,900
- 6** 18323 County Road 4001  
**Sycamore** | Elevation B | Left  
List Price: \$258,900
- 7** 18311 County Road 4001  
**Spruce** | Elevation B | Right  
List Price: \$253,900
- 8** 18299 County Road 4001  
**Aspen** | Elevation A | Left  
List Price: \$248,900
- 9** 18287 County Road 4001  
**Sycamore** | Elevation A | Right  
List Price: \$258,900
- 10** 18275 County Road 4001  
**Spruce** | Elevation A | Left  
List Price: \$253,900
- 11** 18263 County Road 4001  
**Aspen** | Elevation B | Right  
List Price: \$248,900
- 12** 18251 County Road 4001  
**Sycamore** | Elevation B | Left  
List Price: \$258,900
- 13** 18239 County Road 4001  
**Spruce** | Elevation B | Left  
*Coming Soon*
- 14** 18227 County Road 4001  
**Aspen** | Elevation A | Right  
*Coming Soon*
- 15** 18215 County Road 4001  
**Sycamore** | Elevation A | Right  
*Coming Soon*
- 16** 18203 County Road 4001  
**Spruce** | Elevation A | Right  
*Coming Soon*
- 17** 18191 County Road 4001  
**Aspen** | Elevation B | Right  
*Coming Soon*
- 18** 18173 County Road 4001  
**Sycamore** | Elevation B | Left  
*Coming Soon*

\*Lot availability and floor plans are subject to change.



Across Texas, the need for affordable housing is growing every day. Despite increasing costs of living, wages are only keeping pace with inflation at a much slower rate – leading to almost half of Texans spending more than 30% of their household income on shelter alone! Current policies, unfortunately, don’t go far enough to bridge this gap; out of 100 Extremely Low-Income renters (defined as individuals earning  $\leq 30\%$  Area Median Household Income), there are just 30 units available per capita according to the National Low-Income Housing Coalition 2018 Gap Report. With these disparities in mind – it’s never been clearer that we must work together towards an answer and provide safe, secure homes for our fellow neighbors who most desperately require them.

## What Is AMI?

Knowing your area’s median income can give you valuable insight into the financial health of a region. It is often referred to as either “A-M-I” or Median Family Income (MFI) and indicates which households are classified in the ‘middle’ range economically. Looking at this key figure allows for an understanding of how various communities compare financially, making it easier than ever before to uncover important information about any locality.

### 120% of the 2022 Area Median Income for the Dallas MSA

#### AMI Per Family Size

1	2	3	4	5	6	7	8	9
\$81,816	\$93,504	\$105,192	\$116,880	\$126,230	\$135,580	\$144,931	\$154,281	\$163,632