



HERITAGE HILL ESTATES

New Construction Luxury Duplexes & Fourplexes in Venus, Texas

DFW Area Location near Jobs, Shopping, Medical & Dining

Across from New Google \$600 Million Data Center

Contemporary Designer Features: Wood look Tile Floors; Granite countertops; Deep undermount deep sinks with Pull out faucets; Walk-in shower in master baths; pendant lighting & more!

Children attend Acclaimed Midlothian School District!

Sales Price:

PHASE 1 IS SOLD OUT!

EMAIL US TO JOIN OUR MAILING LIST FOR PHASE II.

Duplex: 2662 - Fairhaven - \$440,000 1 Story Plan with 3 Bedroom, 2 Bath, 2 Car Garage units
 Duplex: 2930 - Asheville - \$445,000 2 Story Plan with 3 Bedroom, 2.5 Bath, 2 Car Garage units
 Fourplex: 4889 - Fourplex - \$712,000

One - 3 BR 2 B, 1 Car Garage Units
 Two - 2 BR 1.5 B, 1 Car Garage Units
 One - 2 BR 2 B 1 Car Garage Units

Rents:

Duplex: 2662 - Fairhaven \$1750 for 3 Bedroom 2 Bath units
 Duplex: 2930 - Asheville \$1,795 for 3 Bedroom 2 Bath units
 Fourplex: 4889 (When rented with refrigerators)

A - 3 BR 2 B, 1347 sq. ft. (downstairs unit) \$1595
 B - 2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1395
 C - 2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1395
 D - 2 BR 2 B, 1274 sq. ft. (upstairs unit with 2 primary bdrms) \$1495

**** Prices Subject to Change without Notice ****

Property Taxes	2.90% Tax Rate in Ellis County
HOA + Water	\$750 per duplex, \$1600 per fourplex annually
Fire Inspection	Fourplexes only \$300 annually
Utilities	All utilities paid by tenants
Management Fee:	5% of Gross monthly rents collected, Lease up fees 65%/100%

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