

LEXINGTON PARK

At Rice Field

AN EXTRAORDINARY NEW URBAN NEIGHBORHOOD IN DOWNTOWN PLANO



THE HERITAGE TOWNHOMES AT LEXINGTON PARK

EXTRAORDINARY OWNERSHIP OPPORTUNITIES FOR DISCRIMINATING BUYERS

PRICED FROM ONLY \$279,000

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A GREEN BUILT SUSTAINABLE NEIGHBORHOOD BY LEXINGTON LUXURY BUILDERS
COMMITTED TO PRESERVING THE ENVIRONMENT, ECOLOGY AND HERITAGE OF DOWNTOWN PLANO

LEXINGTON PARK AT RICE FIELD

AN EXTRAORDINARY URBAN NEIGHBORHOOD

LEXINGTON LUXURY BUILDERS LLC

LEXINGTON PARK

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THE HERITAGE TOWNHOMES

THE TOWNHOME

- > Richly detailed custom trim and millwork throughout including solid core doors, crown moulding, 6" décor base moulding, site-built fireplace mantle and extensive casings
- > *Shaw Green Edge* eco-friendly flooring packages including authentic oak hardwood floors installed extensively throughout the home and *Green Edge* eco-friendly *Frieze* carpet
- > Home wiring solutions including RG-6 digital television and CAT-5 telephone with numerous outlets throughout, a doorbell/telephone system interface at Front Door so approaches to your home may be monitored with optional audio or video solutions
- > Sophisticated alarm system with multiple programmable keypads, system coverage for all windows and doors, multiple motion sensors and carbon monoxide detectors is included
- > Ample use of recessed can lighting throughout coupled with richly upgraded decorative lighting fixture packages creates a warm inviting ambiance throughout the home
- > Bathrooms feature porcelain or upgraded ceramic floor and wall tiles, custom-built vanity cabinets, oversized *Jetta Whirlpool* bathtubs, solid granite countertops, lavish hardware and plumbing fixtures and beveled mirrors

- > Custom staircases by *Arrowhead* with authentic solid oak treads and hearty oak handrails are complemented by elegantly painted stair skirts and risers
- > *Dimplex* electric fireplace with built-in *Purifire™* air treatment system, the world's first integral air filtering electric fireplace

THE KITCHEN

- > Custom Kitchens, professionally designed for epicureans, feature spacious 10 foot ceilings, oak hardwood floors and professionally planned storage solutions including expansive Pantries
- > Designed with custom cabinetry, period-correct architectural details and enhanced millwork, the Kitchen boasts a large center island, solid slab granite serving bars and countertops with a double basin (60|40s) undermount stainless steel sink and *Milano* Satin Nickel, low-consumption, single handle pull-out faucet
- > Spanning from the granite counters to the custom 42" upper cabinets, are full height tile backsplashes with custom detailing and authentic *Subway Tile*
- > Ambient lighting is amply provided by recessed can lights, while countertop task lighting is served with well-placed under-cabinet lighting

- > Kitchen accent lighting is provided by a brushed nickel pot rack with built-in lights above the center island while decorative pendant fixtures light Serving Bars
- > Upgraded *Energy Star* qualified appliances include *Frigidaire 30" Stainless Steel Gas Range (#GLGFZ386DC-SS)*; *Frigidaire 30" Stainless Steel built-in Microwave oven (#PLMVZ1699DC-SS)*; and, *Frigidaire Stainless Steel Dishwasher (PLD2855RFC-SS)*

THE MASTER SUITE

- > Encompassing the entire 3rd floor, Master Suites are nestled creatively under the roof, creating architecturally sloped ceilings for design interest, while providing expansive views of the surrounding area
- > Luxurious Master Baths boast lavish plumbing fixtures by *Georgetown* and *Langdon*, wet areas with oversized *Jetta Whirlpool Tubs* and large separate tiled showers
- > Separate vanity areas feature custom cabinetry, solid slab granite countertops, *Toto* sinks, designer matching lavatory faucets and custom framed, beveled-mirrors by *DeNunzio*
- > Magnificently oversized master closets, atypical for townhomes, featuring custom built-ins, shelving, shoe racks and provisions for out-of-season storage are standard



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THE GREEN FEATURES

- > Low-impact, sustainable, pedestrian-friendly neighborhood and first-of-its-kind, entirely Green-Built residential community in Plano
- > Designed Green from inception, Lexington Park's low-impact site plan design utilized Mews Streets, reducing pavement by 30% from ordinary neighborhoods while additionally maximizing sunlight in the townhomes
- > Each home is being certified by *Green Built North Texas*, *NAHB Green* and *Energy Star*, including *Energy Star's Indoor Air Quality Package* and *Advanced Lighting Package*
- > Lexington participates in the *NAHB Green* program, is a member of *Green Built North Texas*, is an *Energy Star Partner* with the EPA and Lexington's officers are *Certified Green Building Professionals*
- > Exceeding *Energy Star* stringent benchmarks, each home includes an *Energy Star Indoor Air Quality* package for healthier indoor living environments, and an *Energy Star Advanced Lighting Package* for even higher energy efficiency
- > Xeriscaping for low water consumption, has been professionally designed by a licensed landscape architect, for all homes, parks and greenbelts at Lexington Park



- > Lexington Park's professionally designed Landscape Plans are available as a download from our website
- > Lexington uses locally procured building materials to minimize delivery fuel consumption and reduce our carbon footprint
- > Engineered lumber products were used in framing Lexington Park to minimize impact on mature growth forests
- > Oriented Strand Board (OSB), made from small particle lumber material & waste, was used for subfloors, roof decking and exterior sheathing
- > Lexington employs a strict job site *Recycling Policy*, that even includes provisions for recycling lumber waste into landscape mulch
- > Each home is insulated with high-efficiency *Green Fiber Cocoon* recycled cellulose insulation
- > *Tech Shield Radiant Barrier* roof lining affixed on underside of entire roofing system significantly reduces attic temperatures
- > *DuPont Tyvek Homewrap* completely seals entirety of exterior structure
- > *Marquee* double pane insulated windows, with Low-E Coatings, are standard throughout



- > Professionally designed, multi-zone heating and air conditioning systems with full return air ducting, *Lennox 14-SEER* high-efficiency R-410A Condensers, 80% AFUE efficient furnaces and *Honeywell TH-6110* digital programmable Thermostats are standard
- > *Rinnai Forever Hot* continuous, tankless gas water heaters, far more efficient than ordinary water heaters, are standard in every home
- > *Energy Star* qualified appliance packages, which include Frigidaire Stainless Steel appliances, are standard in every home
- > Lexington employs the highly-efficient *PEX* hot and cold water plumbing distribution system, along with low-consumption faucets and fixtures to significantly reduce water consumption
- > Green at Lexington Park isn't limited to energy efficiency alone. Lexington transcends industry standards by including Shaw Green Edge wood floors and Green Edge carpet throughout
- > State-of-the-Art safety features at Lexington Park include Carbon Monoxide Detectors and Fire Sprinkler Systems
- > *OptiFlame* revolutionary electric fireplaces, which produce zero local emissions, are standard in every home



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THE EXTERIORS

- > *Heritage Architecture* was utilized to appeal to the aesthetic and blend seamlessly into the *Haggard Park Historic Neighborhood of Downtown Plano*, while Green design principles were employed in designing the Heritage Townhomes to minimize impact on the environment
- > Spectacular one-lite *Marquee* double-hung windows maximize warm natural sunlight
- > The Lexington Park Heritage Townhomes have earned *Certificates of Appropriateness* from the *Plano Heritage Commission*, qualifying these homes for consideration for substantial annual property tax discounts
- > *Xeriscaping*, with acclimatized plants, has been professionally planned by a licensed landscape architect for low water consumption
- > 2 car garage, with remote opener, is vapor sealed to prevent penetration of chemical, gas and odor intrusion into your home
- > *Atlas Pinnacle* premium architectural roof shingles, with an architecturally appealing deep shadow-line and 35 year transferable warranty
- > Full automatic lawn sprinkler systems, gutters and underground drainage are all included
- > Period sensitive street lights, sign posts and decorative cast aluminum mailboxes

THE ENGINEERING

- > Firewalls between townhomes are insulated for increased privacy, soundproofing and fire safety
- > Engineered silent floor framing system with upgraded 1 1/8" heavy OSB subfloor
- > *Carbon Monoxide Detectors* to protect your family's health and safety are installed on every level of Lexington's homes
- > Technologically advanced wiring systems for communication and entertainment applications include 4-pair twisted digital *CAT-5* telephone wiring, in a hub and spoke commercial style wiring system, with an optional telephone entry interface system
- > Also installed is high-quality shielded digital *RG-6* video wiring to efficiently deliver the available *Verizon FIOS* services we installed at Lexington Park, in addition to delivering satellite, cable and broadband television

HOMEOWNER SERVICES AND WARRANTY

- > Access *Lexington's Homeowner Services and Warranty Administration* departments 24/7 via internet and *Lexington's Homeowner Services Team* answers the phone 24/7
- > Lexington's technologically advanced *Home Profile* Warranty and Customer Service systems are powered by *AxisPointe*

- > Lexington's Warranty, which is independently administered by *AxisPointe*, provides Buyers streamlined, efficient customer service and warranty coverage which includes:
 - One-year for workmanship and materials;
 - Two-years for plumbing, electrical, heating, ventilation and air conditioning systems;
 - Ten-years for major structural components
- > Access your entire *Home Profile* including records of the materials, products and specifications installed in your new Lexington home 24/7 on the web, and submit service requests 24/7 on the web and track the service process through completion
- > Lexington's Buyers perform a professionally conducted *Pre-Closing Inspection and Orientation* with the Lexington/AxisPointe Team
- > In addition to the *Pre-Closing Inspection and Orientation*, sophisticated buyers who purchase Lexington homes prior to completion benefit from an on-site *Pre-Construction Orientation and Periodic Site Inspection/Presentations* with Lexington's Project Manager or Officer
- > Lexington's homes are inspected multiple times during construction by independent inspectors, to verify each home's compliance with *Energy Star* and *Green Built North Texas* stringent requirements for energy efficiency and building envelope integrity



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THE PEMBROKE

1,862 SQUARE FEET

PEMBROKE IS A MAGNIFICENT, CORNER TOWNHOME WITH THREE SIDES OF WINDOWS TO PROVIDE TREMENDOUS NATURAL LIGHT AND CIRCULATION. ONLY ONE, UNIQUE PEMBROKE PLAN WILL EVER BE BUILT. WITH ITS WRAP-AROUND FRONT PORCH AND DESIGN WHICH RESPECTS THE RICH HERITAGE OF THE AREA, IT WILL NOT LAST LONG.

THE PEMBROKE IS AN OPEN TOWNHOME FEATURING TWO LARGE BEDROOMS, TWO FULL BATHROOMS, TWO LIVING AREAS – A FIRST FLOOR PARLOR RESPECTFUL OF THE ARCHITECTURE AND A SECOND FLOOR INFORMAL GREAT ROOM WITH A STATE-OF-THE-ART FIREPLACE TO ENHANCE INDOOR AIR QUALITY. ALSO AVAILABLE IS A THIRD FLOOR LOFT AREA, FOR MODEST HOME OFFICE APPLICATIONS.

THE PEMBROKE FEATURES A MASTER SUITE WITH ARCHITECTURALLY SLOPED CEILINGS AND A SITTING AREA – ENCOMPASSING THE ENTIRE THIRD FLOOR OF THE HOME – WITH CORNER WINDOWS WHICH COMMAND EXPANSIVE VIEWS OF THE AREA. THE MASTER SUITE BOASTS A LUXURIOUS BATH AND DRESSING AREA WITH SEPARATE TUB AND SHOWER AND A TREMENDOUS, OVERSIZED CLOSET THAT WILL PLEASANTLY SURPRISE PURCHASERS.

2 BEDROOMS – 2 FULL BATHS – 2 LIVING AREAS – 2 CAR GARAGE – FRONT PORCH

CONTACT LEXINGTON FOR EXTRAORDINARY
PURCHASE OPPORTUNITIES AT
SALES@LEXINGTONCOMPANIES.COM
214.369.4900



first FLOOR 297 square feet



second FLOOR 783 square feet



third FLOOR 783 square feet

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THE HERITAGE TOWNHOMES

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Address	Plan	The Residences	Size	Status	Price
1600 Carpenter Drive	Aldridge	The Model has 2 Bedrooms · 2 Baths · 2 Living Areas · 2 Dining Areas · 2 Car Garage · Entry Parlor · Wrap Around Front Porch · Magnificent Front Corner Residence · Heritage Evident Throughout	2,126 Sq Ft	<i>The Model</i>	\$339,000
1601 Carpenter Drive	Aldridge	Only Two Aldridge plans will ever be built! With 2 Bedrooms · 2 Baths · 2 Living Areas · 2 Dining Areas · 2 Car Garage · Entry Parlor · Wrap Around Porch · Front Corner Residence · Custom Heritage Throughout	2,126 Sq Ft	Avail Oct	\$329,000
1604 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings. Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets	2,351 Sq Ft	Avail Sep	\$339,000
1605 Carpenter Drive	<i>An Edgy Barnett</i>	An Edgy Barnett, along with the expected design features; it has slightly more contemporary finishes. Custom & exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage	2,351 Sq Ft	<i>Already Spoken For</i>	\$339,000
1608 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	Avail Sep	\$339,000
1609 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	Avail Oct	\$339,000
1612 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	Avail Sep	\$339,000
1613 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	Avail Oct	\$339,000
1616 Carpenter Drive	<i>An Edgy Barnett</i>	An Edgy Barnett, along with the expected design features, it has slightly more contemporary finishes Custom & exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage	2,351 Sq Ft	Avail Sep	\$339,000
1617 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	Avail Oct	\$339,000
1620 Carpenter Drive	<i>An Edgy Murphy</i>	The Murphy is edgy and one-of-a-kind! Along with the expected design features, it has slightly more contemporary finishes. Custom & exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage	2,279 Sq Ft	Avail Sep	\$339,000
1621 Carpenter Drive	Barnett	A striking interior residence, tailor made for those seeking lower costs of ownership through energy savings Exclusive to Lexington Park · 3 Bedrooms · 3 Baths · 2 Car Garage · Remarkable Closets & Storage	2,351 Sq Ft	<i>Already Spoken For</i>	\$339,000
1624 Carpenter Drive	<i>An Edgy Harrington</i>	An Aldridge that's a smidge smaller, it's edgy and it's unique! With 2 Bedrooms · 2 Baths · 2 Living Areas · 2 Dining Areas · 2 Car Garage · Entry Parlor · Wraparound Porch · Corner Townhome Facing Rice Field Park	1,862 Sq Ft	Avail Sep	\$289,000
1625 Carpenter Drive	Pembroke	Our most economical and unique townhome. At the north end of Carpenter Drive, facing Rice Field Park. 2 Bedroom · 2 Bath · 2 Living Area · 2 Dining Area · 2 Car Garage · Entry Parlor · Wraparound Front Porch	1,658 Sq Ft	Avail Oct	\$279,000

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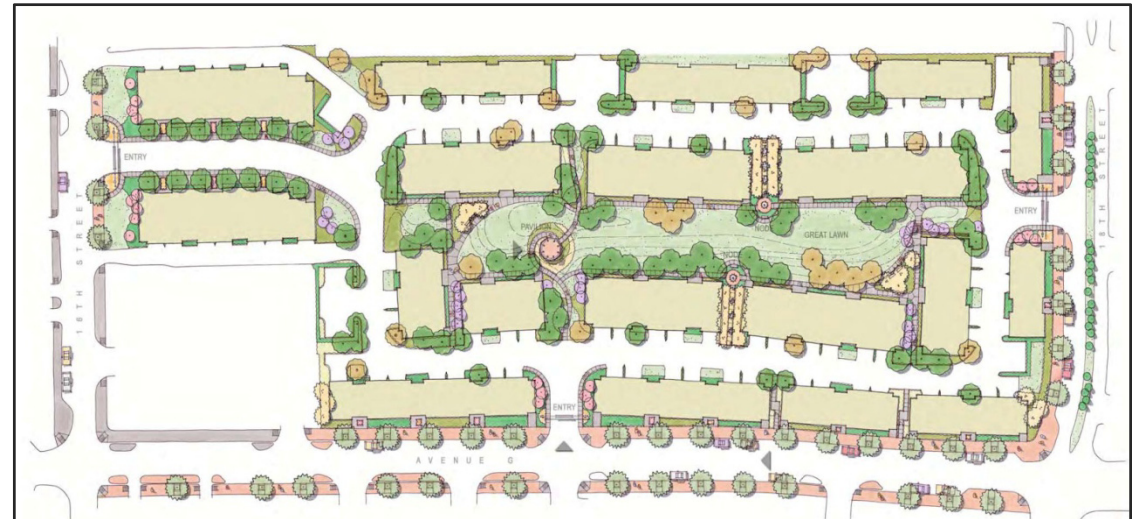
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THE NEIGHBORHOOD PLAN



Lexington Park at Rice Field is a planned new urban neighborhood in the heart of the Downtown Plano Transit Village. Downtown Plano is rich in heritage, people and community.

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