



LEXINGTON PARK

AT RICE FIELD

An extraordinary New Urban neighborhood of luxurious
Green-Built homes, built around a tranquil private park in Downtown Plano



LEXINGTON

LEXINGTON LUXURY BUILDERS

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Lexington Park at Rice Field is a Green-Built, Sustainable Neighborhood by Lexington Luxury Builders

LEXINGTON PARK

THE HERITAGE TOWNHOMES

At Rice Field



THE TOWNHOMES

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 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 KITCHENS

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 Frigidaire appliances including 30" *Stainless Steel Gas Range #GLGFZ386DC*; 30" *Stainless Steel built-in Microwave oven #PLMVZ1699DC*; and, *Stainless Steel Dishwasher #PLD2855RFC*

THE MASTER SUITES

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

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



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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

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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No warranty is made, either express or implied, as to dimensions or sizes; all are approximate. Features vary as each of our residences is unique. Sizes, features, plans and prices are subject to change without notice.

LEXINGTON PARK

THE HERITAGE TOWNHOMES *At Rice Field*



first FLOOR 432 square feet



second FLOOR 913 square feet



third FLOOR 781 square feet

The Aldridge

2 Bedroom/2 Bath/2 Car Garage
2,126 Square Feet

*Purchase from \$279,000
Lease from \$1,650 per Month*

Contact Scott Schaefer

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lexingtonluxurybuilders.com



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first FLOOR 510 square feet

second FLOOR 938 square feet

third FLOOR 832 square feet

The Barnett

3 Bedroom/3 Bath/2 Car Garage
2,351 Square Feet

*Purchase from \$289,000
Lease from \$1,750 per Month*

Contact Scott Schaefer

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