

COYOTE MEADOWS

COMMUNITY SERVICES

Anna Chamber of Commerce	972.924.8533
Voter Registration	972.547.1990
Anna Police Department	972.924.2848
Anna Fire Department	972.924.2143

SCHOOLS-Anna I.S.D

Rosamond-Sherley Elementary School	3000 FM 2862, Anna, TX 75409	972.924.1360
Slayter Creek Middle School	1201 N Powell Pkwy, Anna, TX 75409	972.924.1200
Anna High School	1107 Rosamond Parkway, Anna, TX 75409	972.924.1100

UTILITIES

Telephone/TV/Internet/	AT&T	844-981-1809
	Suddenlink	877-694-9474
Cable Service	DIRECTV	855.956.4583
Gas Service	Atmos	888.286.6700
Electric Service	Gexa Energy	888.688.8460
Water / Sewer	Backflow Solutions Inc.	800.414.4990
Waste / Recycle Service	CARDS Recycling	877.592.2737

HOA DUES

Homeowner Association Fees are estimated at \$950 per year.

PROPERTY TAXES (2023)

CITY OF ANNA	0.510717
ANNA ISD	1.257500
COLLIN COUNTY	0.149343
COLLIN COLLEGE	0.081220
*Estimated Total Tax Rate	1.99878

*Note: Tax rates are approximate.

05.30.24

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INCLUDED FEATURES

LUXURY FINISHES

- 8' 6-panel fiberglass front door with security viewer
- 6'8" smooth interior doors (per plan)
- Luxury Vinyl Plank flooring in foyer, kitchen, family room, and dining room
- Kwikset® hardware
- 30" composite structured wiring panel
- Pre-wired for 1 wireless access point
- Pre-wired for 2 Cat6/RG6 tv/data locations
- 3 ¼" baseboards throughout home
- Pre-wired for ceiling fans at family room, bedrooms, and game room (per plan)
- White rocker electrical switches
- Featuring Ashton Woods interior and exterior Collections
- Lighting package
- New Home Warranty
- Third-party home inspection

DRAMATIC INTERIORS

Kitchen

- GE stainless steel appliance package:
 - 30" range, built-in dishwasher, and over the range micro hood (gas or electric based on plan series)
- Solid surface countertops
- Stainless steel undermount sink
- 42-inch cabinets with concealed hinges
- LED disc lighting
- Luxury Vinyl Plank flooring
- Pantry
- Moen Chateau faucet

Family Area

- LED disc lighting
- Pre-wired for ceiling fan
- Luxury Vinyl Plank flooring

Primary Suite

- Silystone countertops with 4-inch backsplash
- MOEN plumbing fixtures
- Shower with ceramic tile surround and glass shower enclosure with frame
- Vinyl Plank flooring
- Towel bars



- Walk in Closet
- Elongated, Comfort Height commode
- Dual vanity sinks

Powder and/or Secondary Baths

- Secondary baths with acrylic tub surrounds
- Elongated, Comfort Height commodes in all baths
- Vinyl Plank flooring
- Moen faucets
- Towel bars
- Silestone countertops with 4-inch backsplash
- Lighting package

STRIKING EXTERIORS

- Full landscape package
- Full guttering
- Garage door with garage door opener
- 6' Whitewood with metal post (per homesite location)
- Engineered sub-floor system
- 30-year Dimensional shingles
- ACME Brick exteriors and/or stone (per plan)
- Covered Patio
- 2 hose bibs

ENERGY EFFICIENCY

Ashton Woods Homes helps you trim utility costs with the following high-efficiency features:

- R-15 to R-19: Batt insulation in all exterior walls
- R-22 to R-38 insulation in attics
- R-38 Batt insulation in HVAC platform area
- Poly-sealed insulation treatment at all door and window openings, plates, and mechanical openings
- Energy efficient HVAC system
- Digital programmable thermostats (per plan)
- 1 tankless water heater
- Carbon monoxide and smoke detectors
- Low-E, dual pane glass windows with vinyl frame
- Third party inspected for quality assurance