CambridgeHomes

# MAJESTIC GARDENS

## FRISCO, TX

4170 Harvest Lane
Frisco, TX 75034

972-535-2538
cambridgehomes.com

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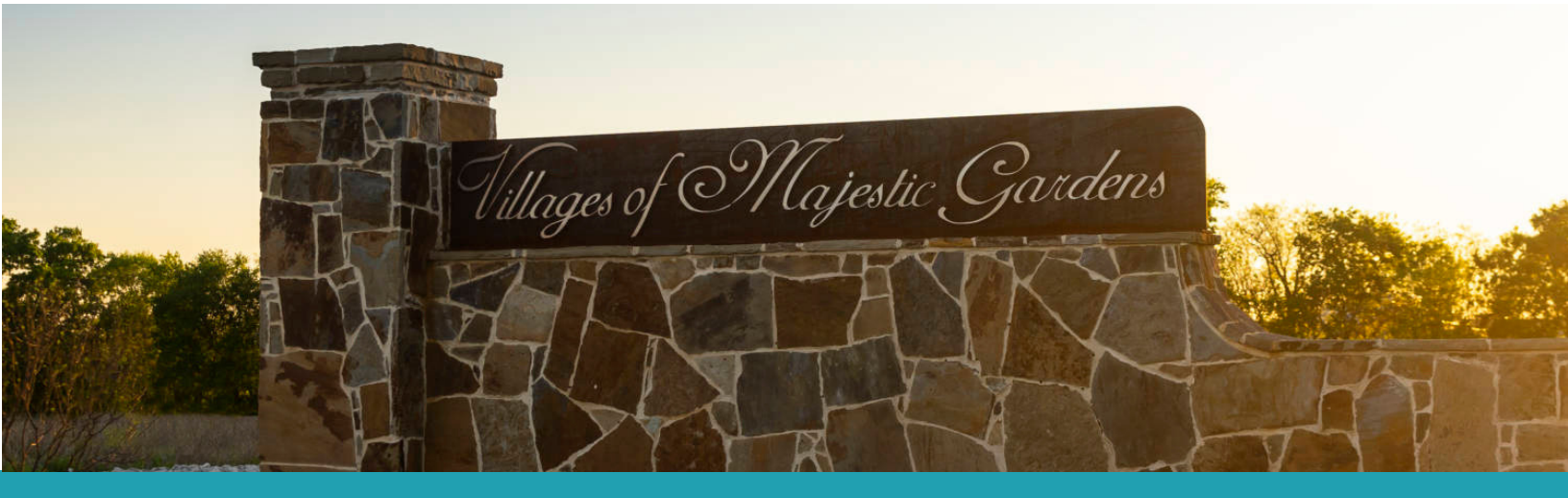
ABOUT CAMBRIDGE HOMES 44

# ABOUT MAJESTIC GARDENS

## FROM MODERN TO CRAFTSMAN

Cambridge Homes offers a variety of home styles and interior flows to satisfy both the "modern chic" and "traditional" looks. Further, you are able to personalize your new home through the elevation and styling options presented during your Design Center Visit. Take a look at some of the options beginning on page 10 of this guide.

## FACTS & FEATURES

| | | | |
|---|---|---|---|
| **CITY** | FRISCO | **SQ. FOOTAGE** | 1,773 - 2,843 |
| **COUNTY** | DENTON | **HOME TYPE** | SINGLE FAMILY |

## COMMUNITY AMENITIES

**WALKING PATH**

**PLAYGROUND**

**DOG PARK**

## NEARBY

| | | |
|---|---|---|
| TOYOTA STADIUM | DR. PEPPER ARENA | THE STAR IN FRISCO |
| TRAILS OF FRISCO GOLF CLUB | FRISCO ROUGHRIDERS | FRISCO SQUARE |
| FRISCO COMMONS PARK | STONEBRIARE CENTRE | |

# LIVING IN FRISCO

Frisco, Texas has become an incredibly desirable place to raise a family, start a business, or buy a home. Just 30 miles north of Dallas, the once-sleepy community is now nationally recognized as a city that provides a high quality of life for its residents.

Frisco residents boast an average income of $129,118 and a home price to income ratio of 2.7x.

In 2018, Money.com voted Frisco the number one place to live. Citing strong economic growth, an excellent school system, low property taxes, and a variety of entertainment options for adults and kids alike.

MEDIAN INCOME

**129k**

POPULATION

**179k**

PROJECTED JOB GROWTH

**14.9%**

# COMMUNITY RESOURCES

### PUBLIC LIBRARY

Frisco Public Library
6101 Frisco Square (972) 292-5669

### HOSPITAL

Forest Park Medical Center
5500 Frisco Square Blvd. (214) 618-0500

Baylor Hospital
5601 Warren Pkwy (214) 407-5000

Centennial Medical Center
12505 Lebanon Road (972) 963-3333

### PARKS & RECREATION

Majestic Gardens Community Play and Dog Park

Toyota Stadium
9200 World Cup Way (214) 705-6700

Dr. Pepper Ballpark (Frisco Roughriders)
7300 RoughRiders Trail (972) 731-9200

BF Phillips Community Park
3335 Timber Ridge Dr. (972) 292-6515

## FRISCO ISD
# SCHOOLS

The Frisco Independent School District is widely regarded as one of the best school districts in the DFW metro area and the state of Texas. With an exceptional graduation rate of 98.6%, Frisco ISD is lauded for its outstanding reputation in academic excellence, athletic programs, and extracurricular experiences and opportunities for its students.

Frisco ISD is committed to provided small classes sizes, despite serving more than 60,000 students. The student to teacher ratio is currently 15:1.

*(Information According to **Frisco ISD**)*

**GRADUATION RATE**

**98.6%**

***AS OF 01/2019**
**ACCORDING TO FRISCO ISD**

# MAJESTIC GARDENS SCHOOLS

**NEW TO FRISCO ISD?**

**FAQ**

**LEARN MORE ABOUT FRISCO ISD**

LEARN MORE

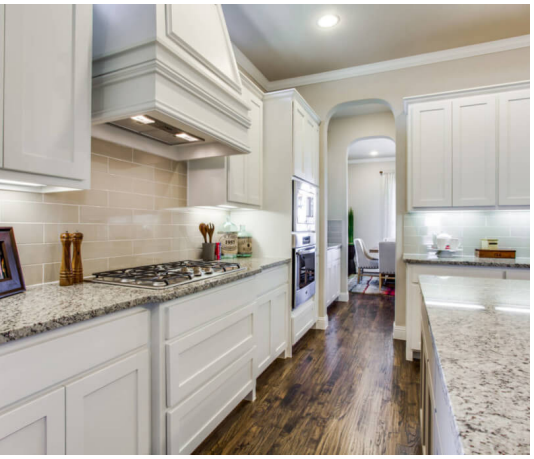
ELEMENTARY SCHOOL
Vaughn Elementary School

MIDDLE SCHOOL
Pioneer Heritage Middle School

HIGH SCHOOL
Frisco High School

# WELCOME HOME

CambridgeHomes



CambridgeHomes

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# HOME OPTIONS

## COLETO

From 1,773 SQFT
2 Story, 3 bed, 2.5 Bath
Dining, Patio, Loft
Detached 2-Car-Garage

*Elevation Options:*
1. Classical Revival Siding
2. Cape Cod
3. Classical Revival Brick

MORE ABOUT THIS HOME

## HUNTINGTON

From 2,009 SQFT
1 Story, 2 bed, 2 Bath
Dining, Patio, Study
2-Car-Garage

1. Craftsman
2. European Romantic

MORE ABOUT THIS HOME

## WELFORD

From 2,218 SQFT
1 Story, 3 bed, 3 Bath
Dining, Patio
2-Car-Garage

1. Farmhouse
2. Craftsman

MORE ABOUT THIS HOME

## KELLY

From 2,377 SQFT
2 Story, 4 bed, 3 Bath
Dining, Flex/Study
2-Car-Garage

1. Craftsman Siding
2. European Romantic
3. Modern
4. Craftsman Brick

MORE ABOUT THIS HOME

## SCHRADE

From 2,565 SQFT
2 Story, 3 bed, 2.5 Bath
Dining, Game Room,
Study, 2-Car-Garage

*Elevation Options:*

1. Texana Farmhouse II
2. Texana Farmhouse I Siding
3. European Romantic
4. Texana Farmhouse I Brick

MORE ABOUT THIS HOME

## HUNTINGTON II

From 2,585 SQFT
2 Story, 3 bed, 3 Bath
Dining, Patio, Study
2-Car-Garage

1. Farmhouse
2. French

MORE ABOUT THIS HOME

## PEYTON

From 2,653 SQFT
2 Story, 4 bed, 3 Bath
Dining, Game Room
2-Car-Garage

1. Texana Farmhouse
2. Modern

MORE ABOUT THIS HOME

## HICKORY

From 2,762 SQFT
2 Story, 4 bed, 3 Bath
Study, Bonus Room
2-Car-Garage

*Elevation Options:*
1. Texana Farmhouse Siding
2. Texana Farmhouse Brick
3. European Romantic

MORE ABOUT THIS HOME

## ELMRIDGE

From 2,843 SQFT
2 Story, 4 bed, 3.5 Bath
Dining, Study
2-Car-Garage

1. French Eclectic

MORE ABOUT THIS HOME

## WELFORD II

From 2,880 SQFT
2 Story, 3 bed, 2.5 Bath
Dining, Game Room,
Patio, Study
3-Car-Garage

1. Farmhouse
2. Craftsman

MORE ABOUT THIS HOME

# FLOOR PLANS & OPTIONS

## COLETO

CambridgeHomes

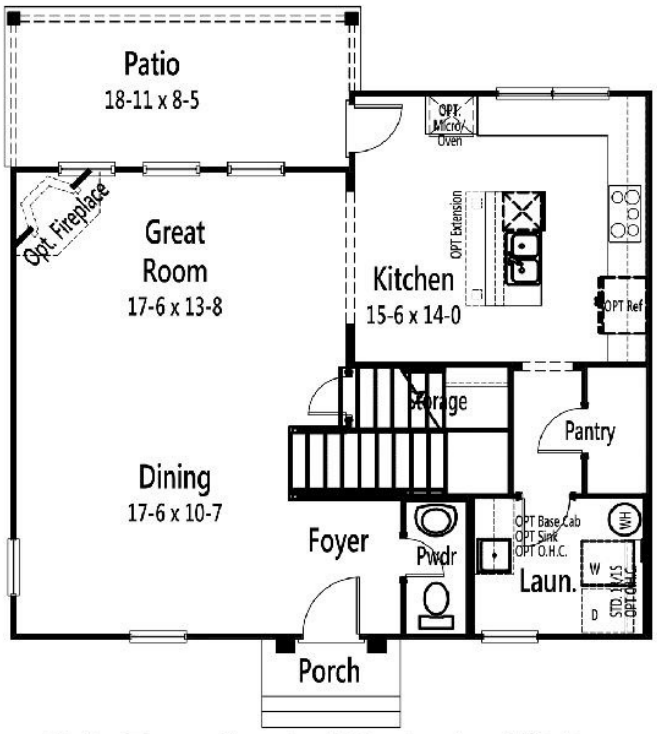
45’ · 2 Story · 1,773 SQFT · 3 Bed / 2.5 Bath · Detached 2-Car-Garage

Cape Cod

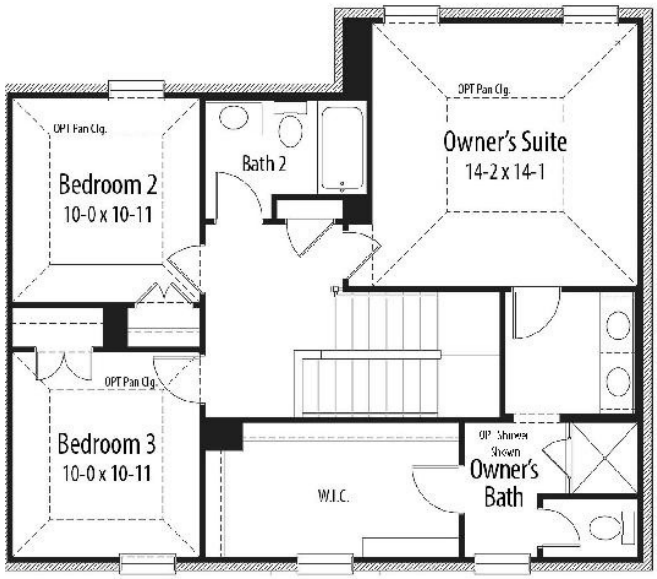
Classic Revival - Brick

Classical Revival - Siding

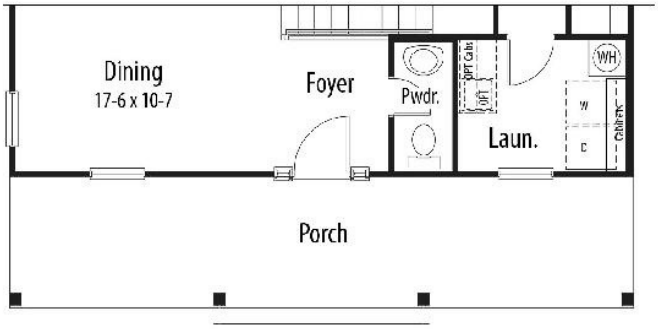
COLETO · 45' · 2 Story · 1,773 SQFT · 3 Bed / 2.5 Bath · Detached 2-Car-Garage



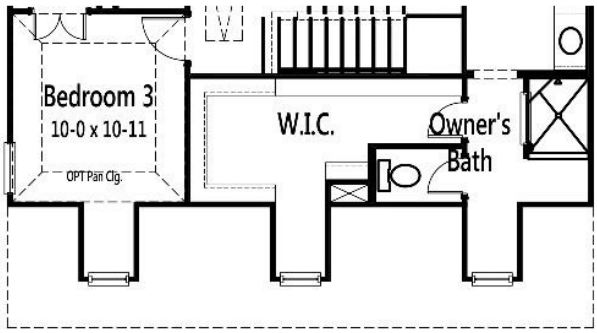

Main Floor Classical Revival w/ Siding



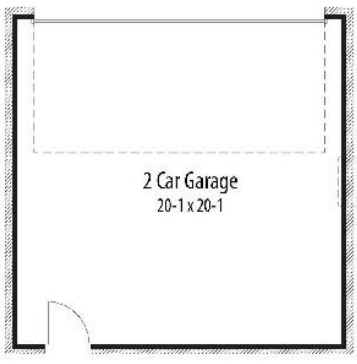

Upper Floor Classical Revival w/ Siding



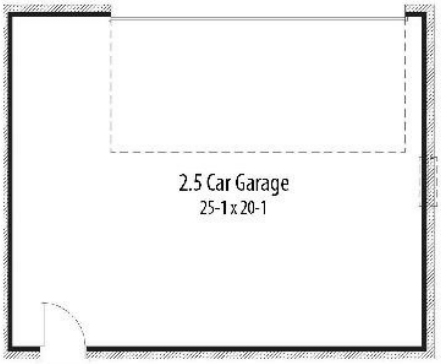

Partial Main Floor Cape Cod



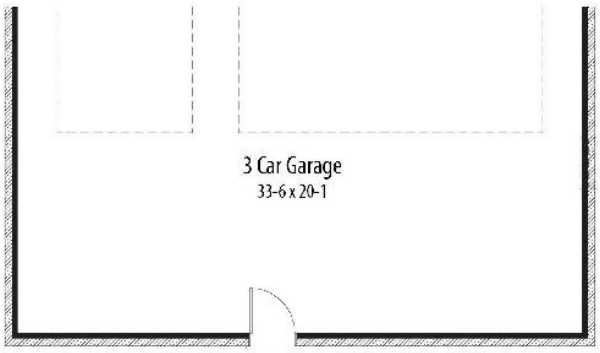

Partial Second Floor Cape Cod




Detached
2 Car Garage




Detached
2.5 Car Garage




Detached
3 Car Garage

(*Detached garage mages not to scale, see Community Sales Manager for more details)

# HUNTINGTON

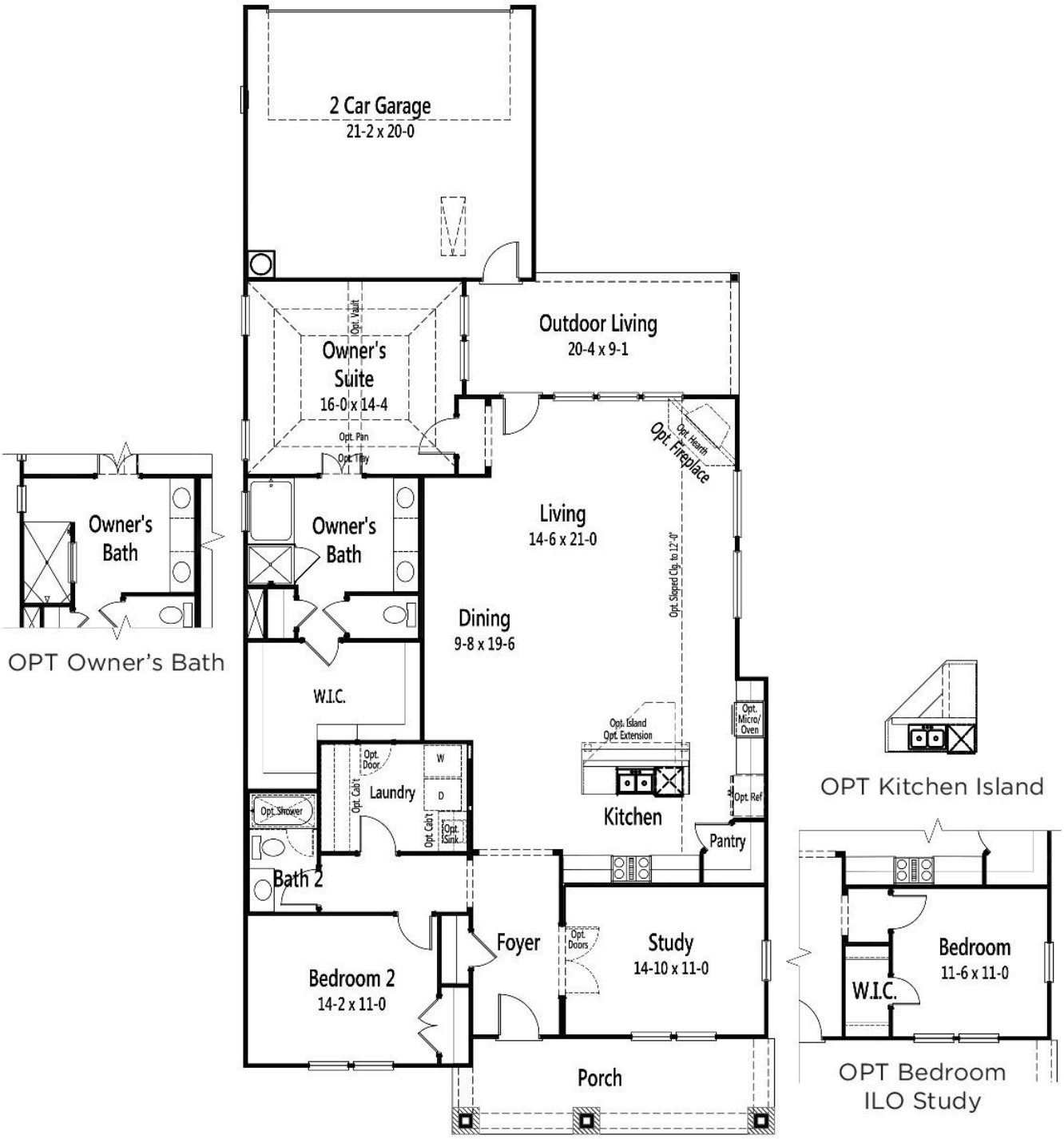
CambridgeHomes

45’ · 1 Story · 2,009 SQFT · 2 Bed / 2 Bath · 2-Car-Garage

Craftsman

European Romantic

HUNTINGTON · 45' · 1 Story · 2,009 SQFT · 2 Bed / 2 Bath · 2-Car-Garage




Main Floor

# WELFORD

CambridgeHomes

45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage

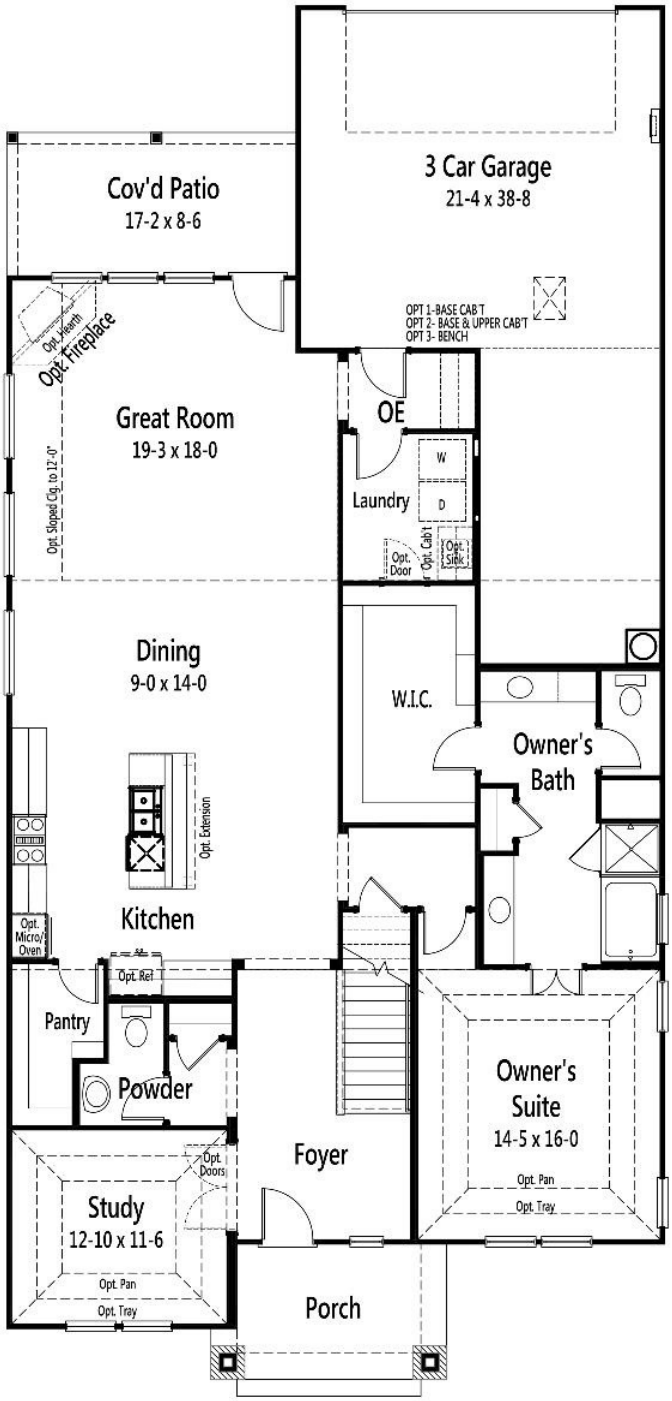
Craftsman

Craftsman W/ OPT Extended Proch

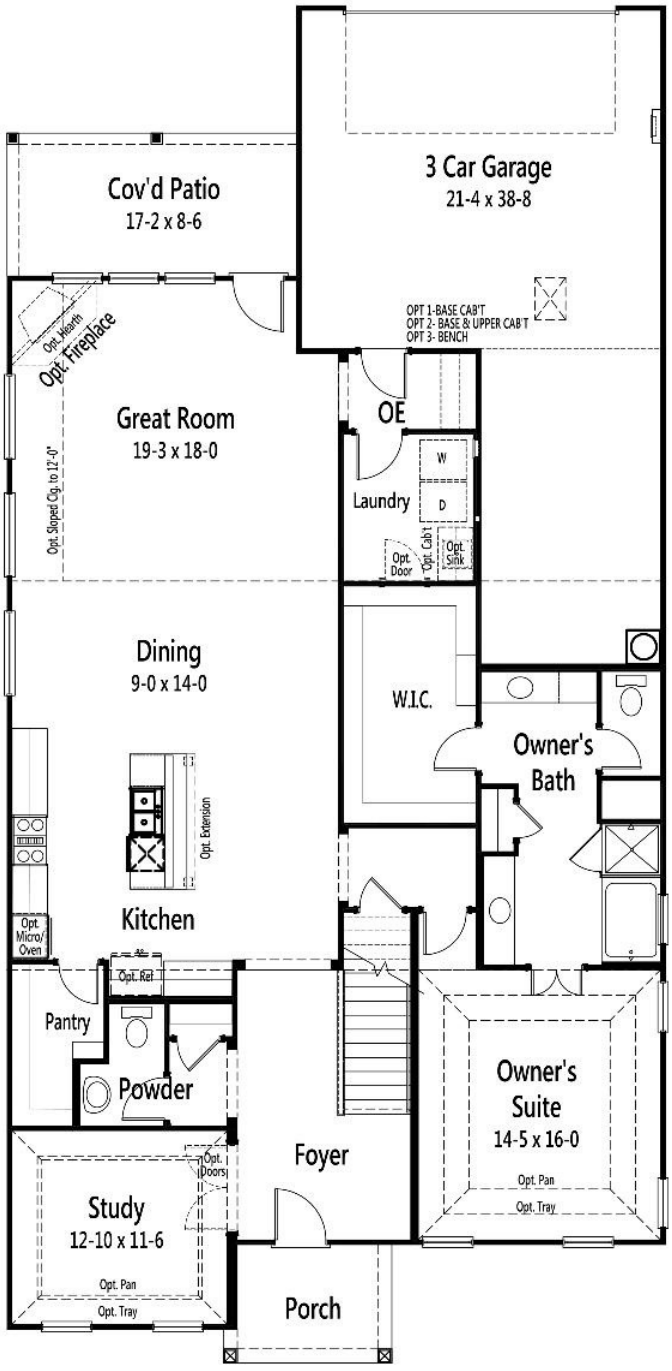
Farmhouse

Farmhouse W/ OPT Extended Proch

WELFORD · 45' · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



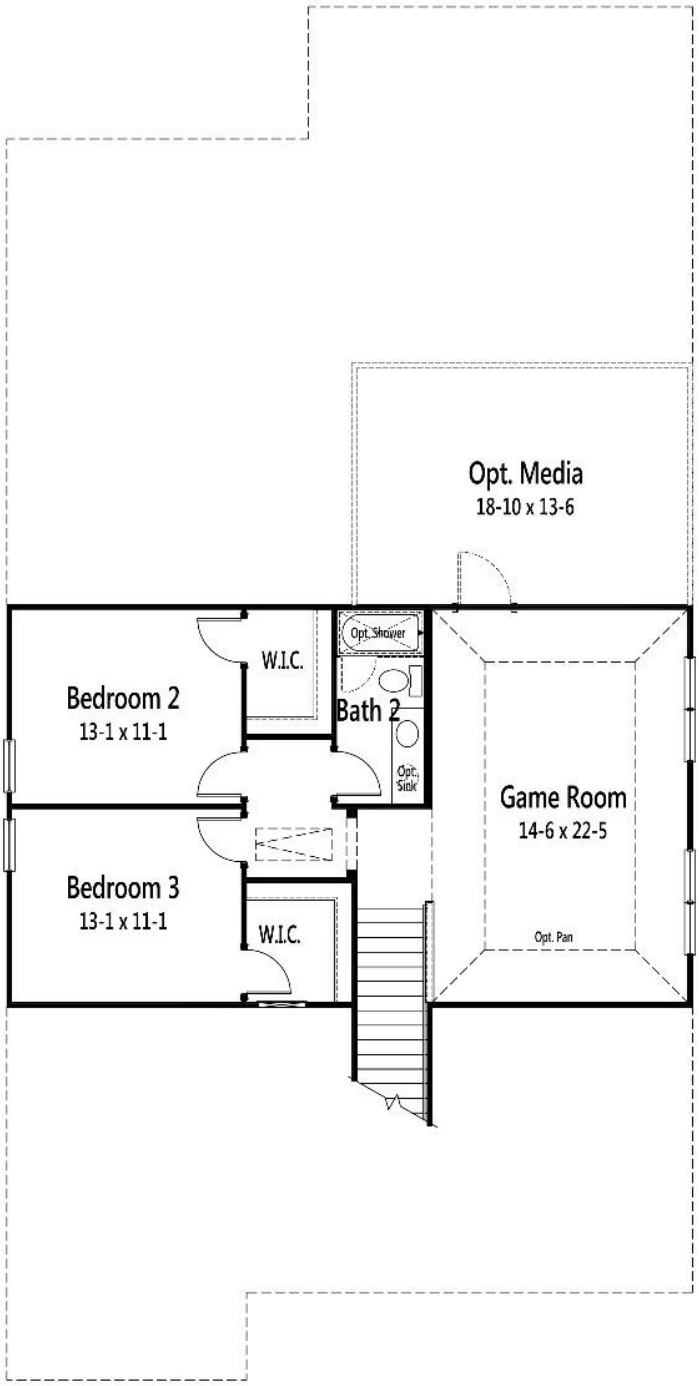

Craftsman Main Floor




Farmhouse Main Floor

MAIN FLOOR

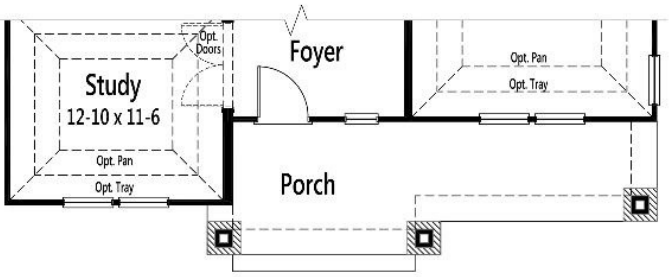
WELFORD · 45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



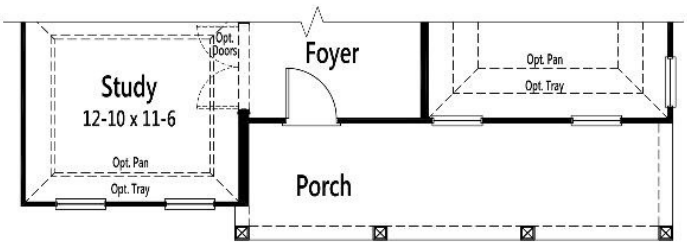

Upper Floor

UPPER FLOOR

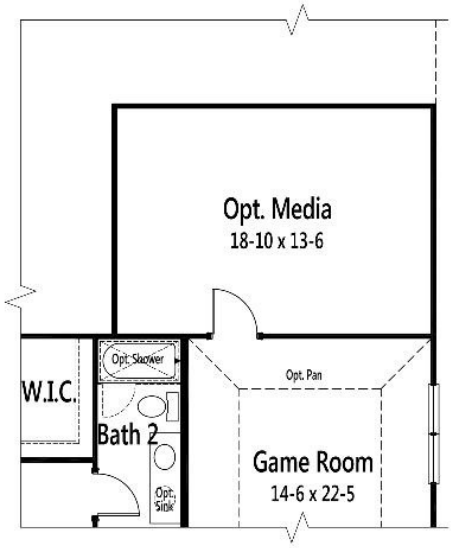
WELFORD · 45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



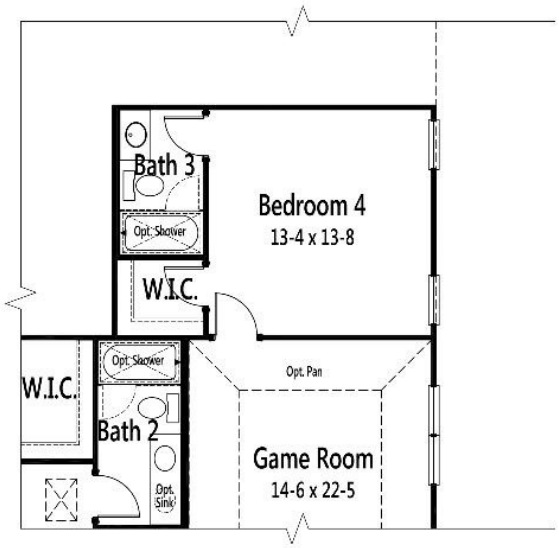

Craftsman Extended Porch




Farmhouse Extended Porch




OPT Media
+279 SQFT




OPT Bed 4

OPT Bed ILO Study
+279 SQFT

OPT Owner’s Bath

## OPTIONS

# KELLY

CambridgeHomes

45’ · 2 Story · 2,377 SQFT · 4 Bed / 3 Bath · 2-Car-Garage

Craftsman - Brick with OPT Porch

Craftsman - Brick

Craftsman with OPT Porch - Siding

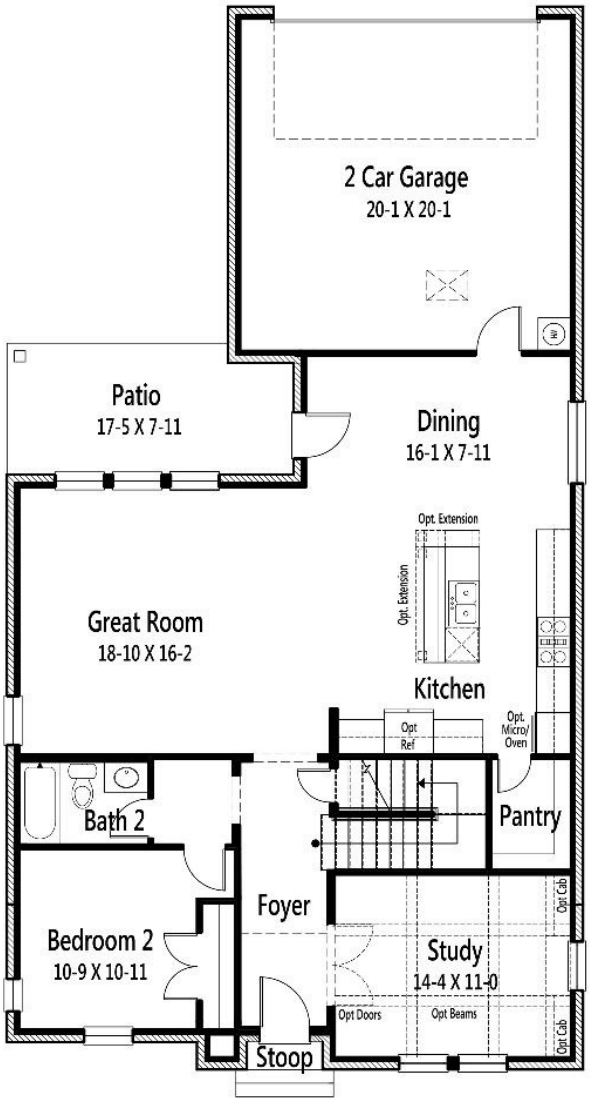
Craftsman - Siding

European Romantic

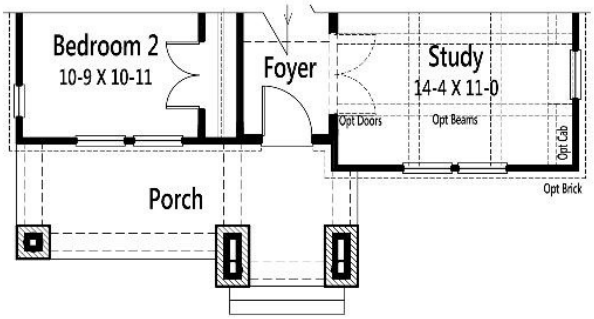
European Romantic with OPT Porch

Modern

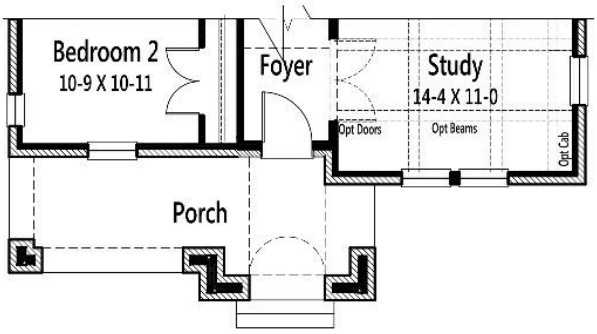
KELLY · 45’ · 2 Story · 2,377 SQFT · 4 Bed / 3 Bath · 2-Car-Garage




Main Floor European Romantic

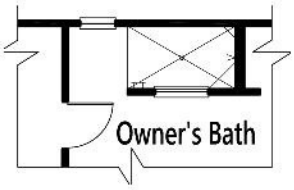



Main Floor Craftsman with OPT Porch

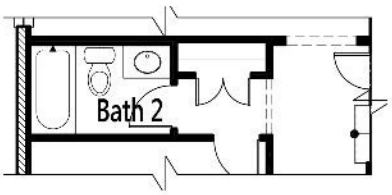



Main Floor European Romantic with OPT Porch

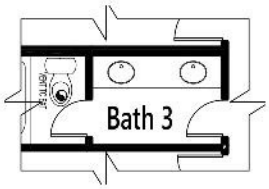
Main Floor



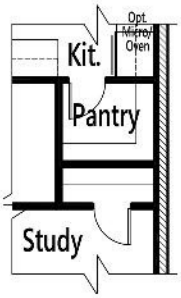

OPT Owner's Bath



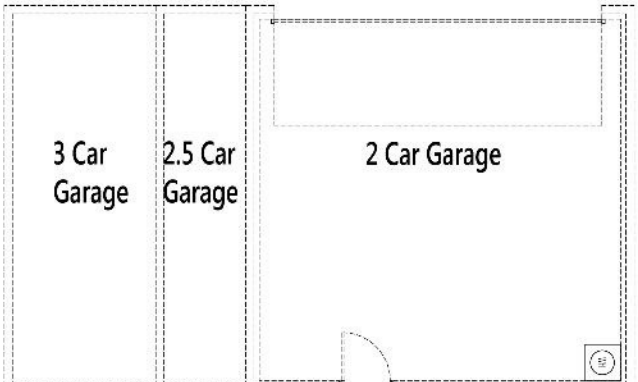

OPT Linen at Bath 2

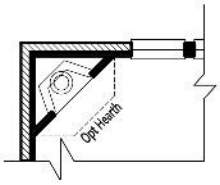



OPT Double Vanity at Bath 3

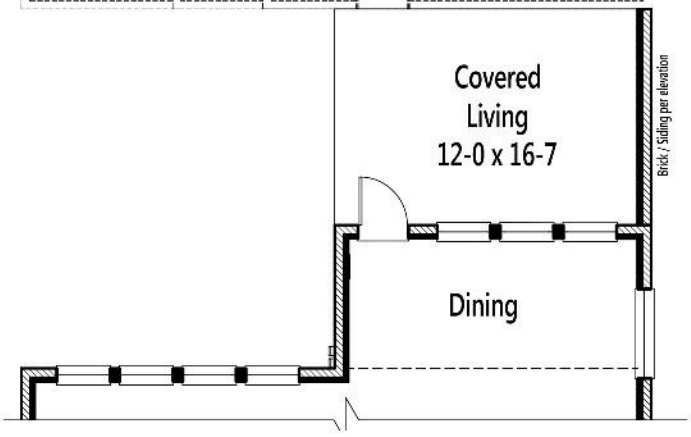



OPT Closet at Study

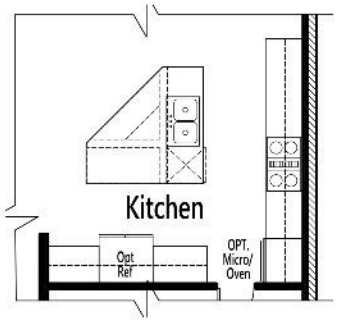


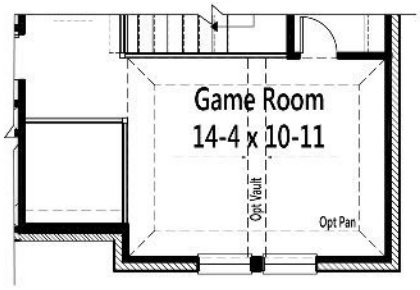

OPT Fireplace at Great Room




OPT Covered Living




OPT Kitchen




OPT Game Room

# SCHRADE

CambridgeHomes

2 Story · 2,565 SQFT · 3 Bed / 2.5 Bath · 2-Car-Garage

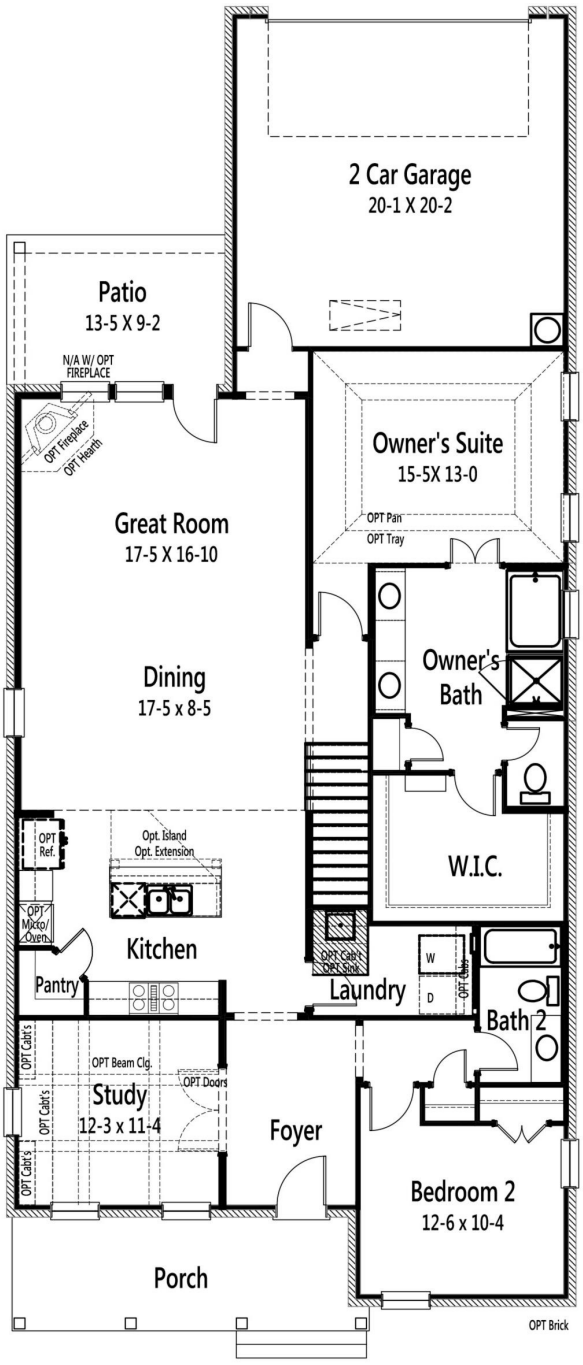
Texana Farmhouse I Siding

Texana Farmhouse I Brick

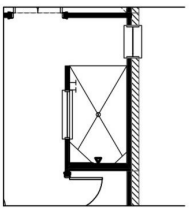
Texana Farmhouse II

European Romantic

SCHRADE · 2 Story · 2,565 SQFT · 3 Bed / 2.5 Bath · 2-Car-Garage

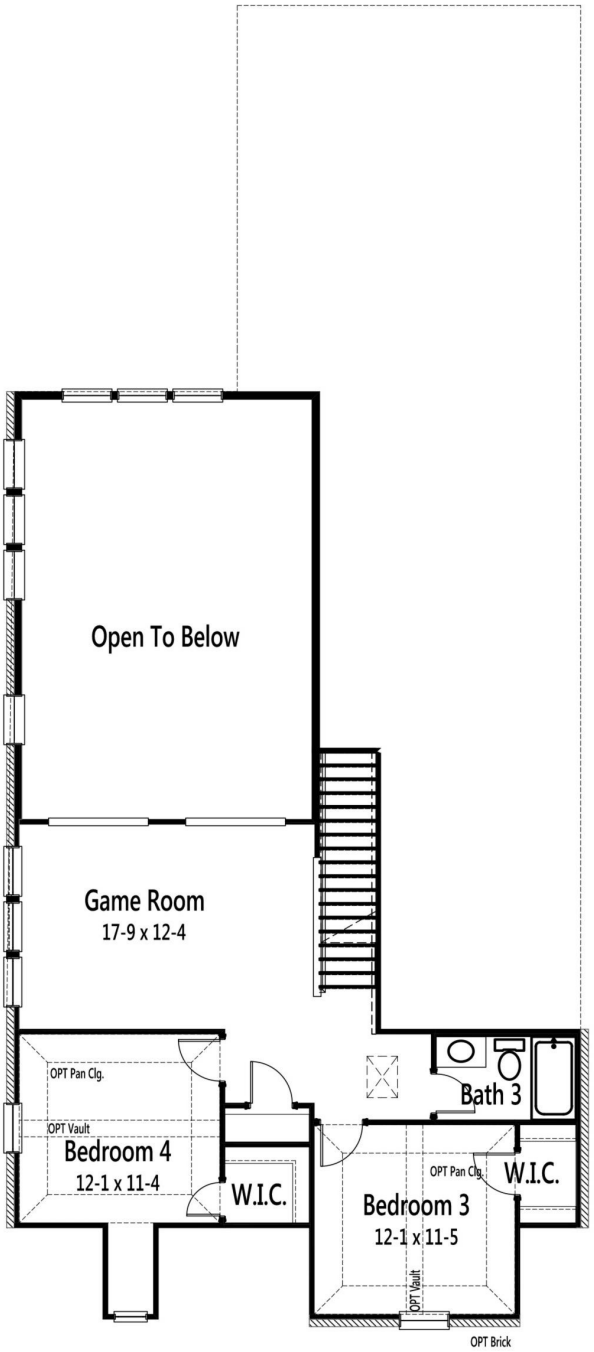



Main Floor Texana Farmhouse I

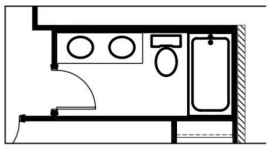


OPT Owner's Bath

Main Floor




Upper Floor Texana Farmhouse I



OPT Double Vanity at Bath 3

## Upper Floor

# HUNTINGTON 2

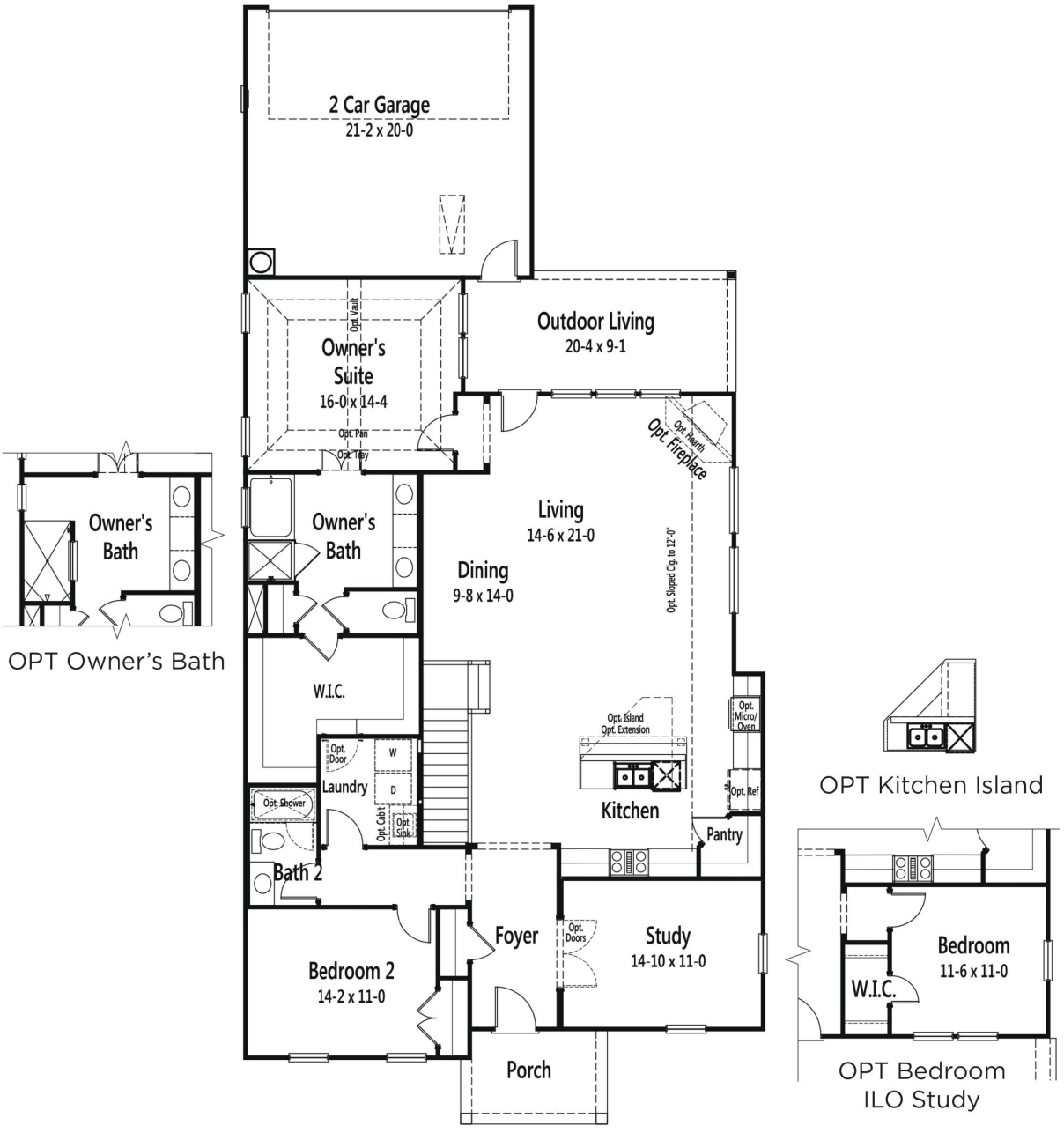
CambridgeHomes

45’ · 2 Story · 2,585 SQFT · 3 Bed / 3 Bath · 2-Car-Garage

Farmhouse

French

HUNTINGTON 2 · 45’ · 2 Story · 2,585 SQFT · 3 Bed / 3 Bath · 2-Car-Garage



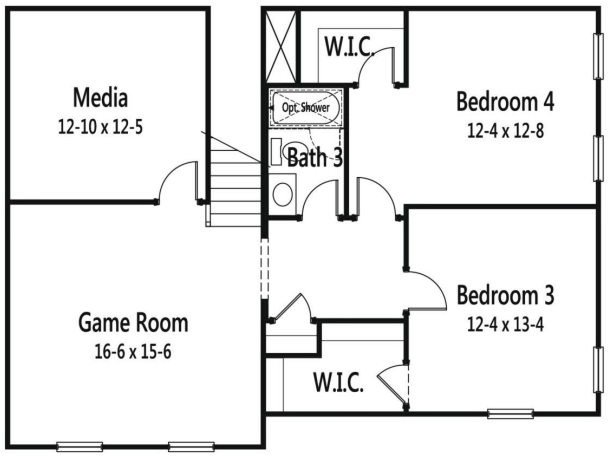

OPT Owner’s Bath

OPT Kitchen Island

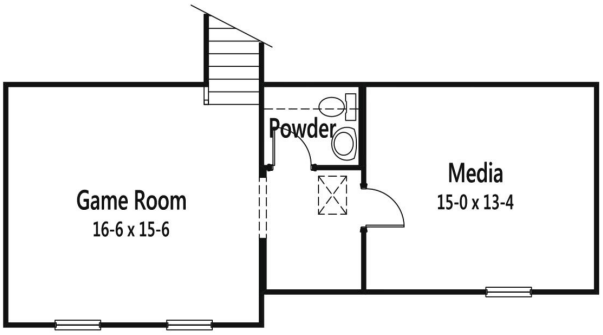
OPT Bedroom
ILO Study

Craftsman

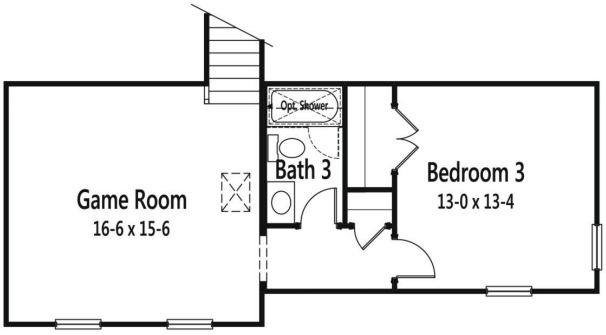
Main Floor




Upper Floor with OPT Bed 3 & 4, Bath 3, and Media
+477 SQFT




Upper Floor Opt Game/Media




Craftsman

Upper Floor

HUNTINGTON 2 · 45’ · 2 Story · 2,585 SQFT · 2 Bed / 2 Bath · 2-Car-Garage

Farmhouse with OPT Bed 3 & 4, Bath 3, and Media

French with OPT Bed 3 & 4, Bath 3, and Media

Additional Elevations

# PEYTON

CambridgeHomes

2 Story · 2,653 SQFT · 4 Bed / 3 Bath · 2-Car-Garage

Modern

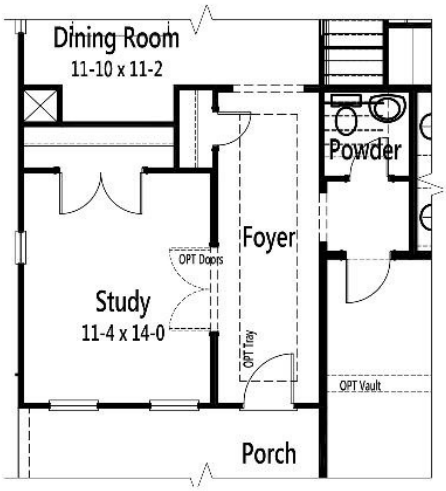
Texana Farmhouse

Modern W/ OPT. Media / Bed 5

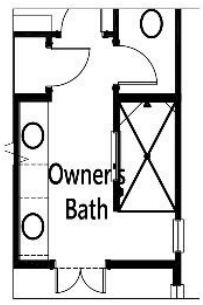
*Shown with optional features; see Community Sales Manager for more details.

PEYTON · 2 Story · 2,653 SQFT · 4 Bed / 3 Bath · 2-Car-Garage

Main Floor Texana Farmhouse

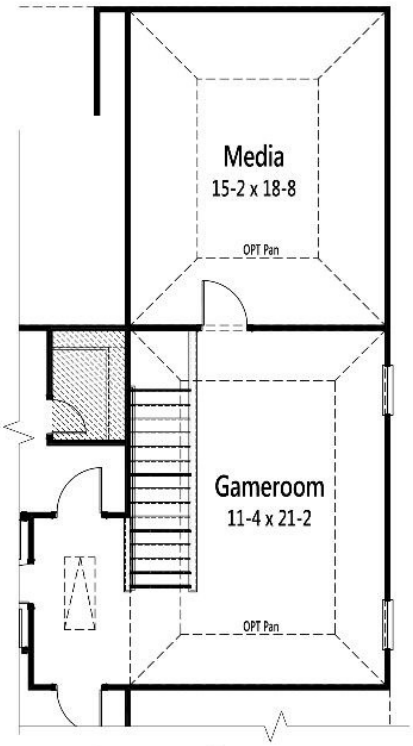



OPT Study ILO Bedroom 2



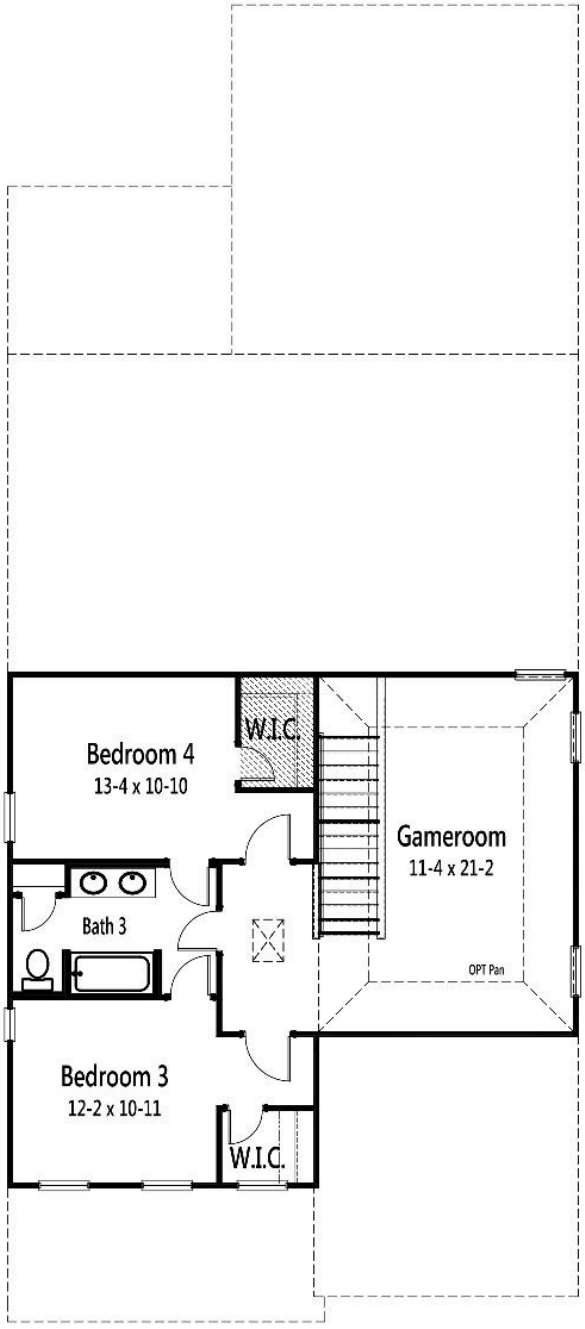

OPT Owner's Bath

Main Floor

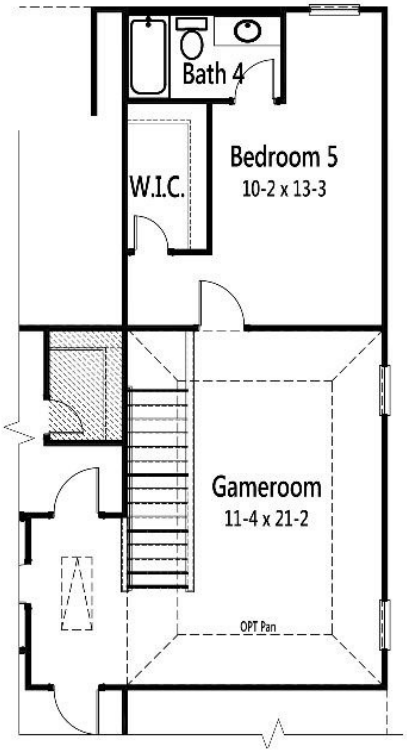



OPT Media Room

*Cannot Select Bedroom 5 Option




Upper Floor Texana Farmhouse




OPT Bedroom 5

*Cannot Select Media Room Option

Upper Floor

# HICKORY

CambridgeHomes

45’ · 2 Story · 2,762 SQFT · 4 Bed / 3 Bath · 2-Car-Garage

Texana Farmhouse With OPT Porch

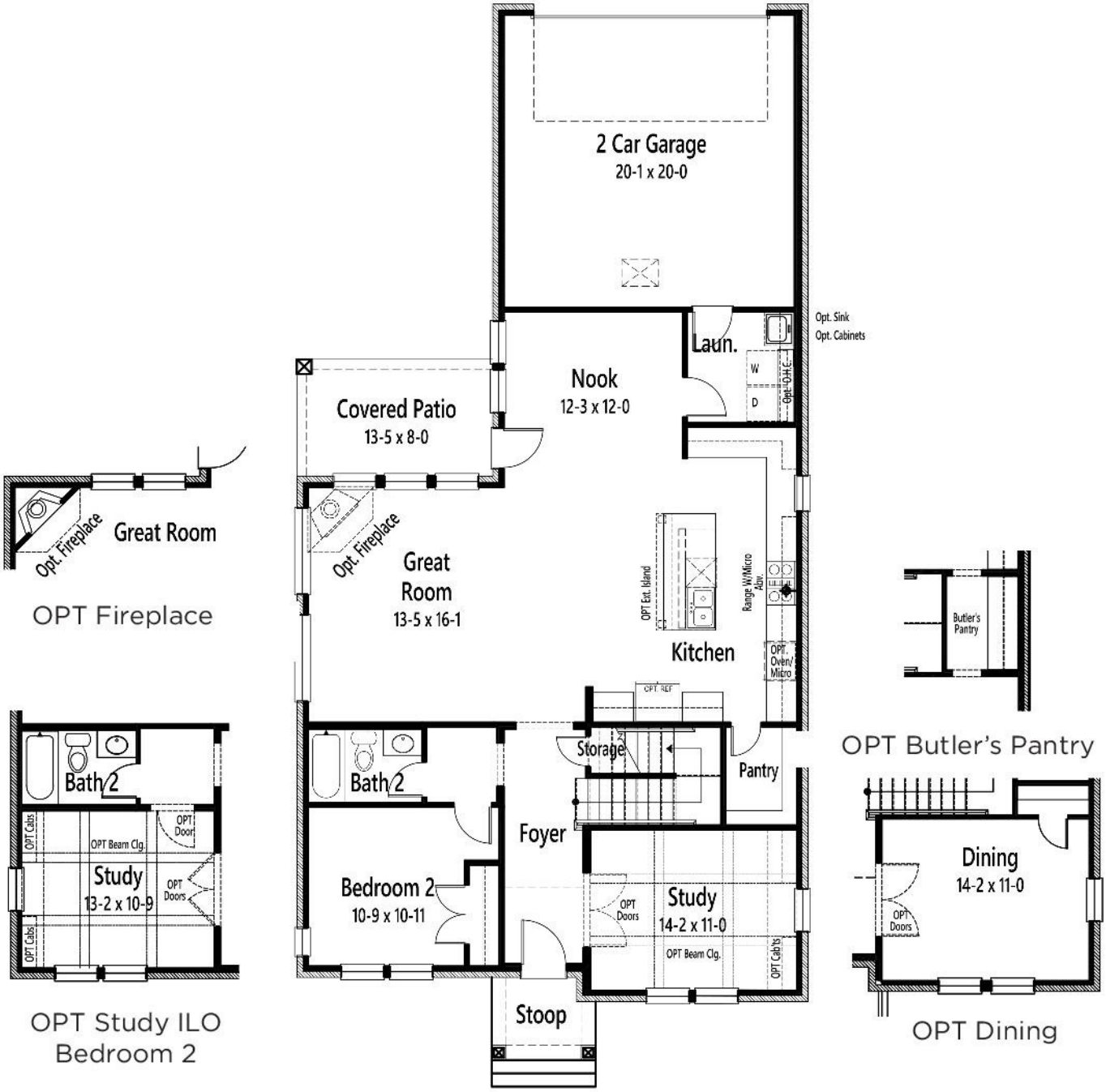
European Romantic With OPT Porch

European Romantic

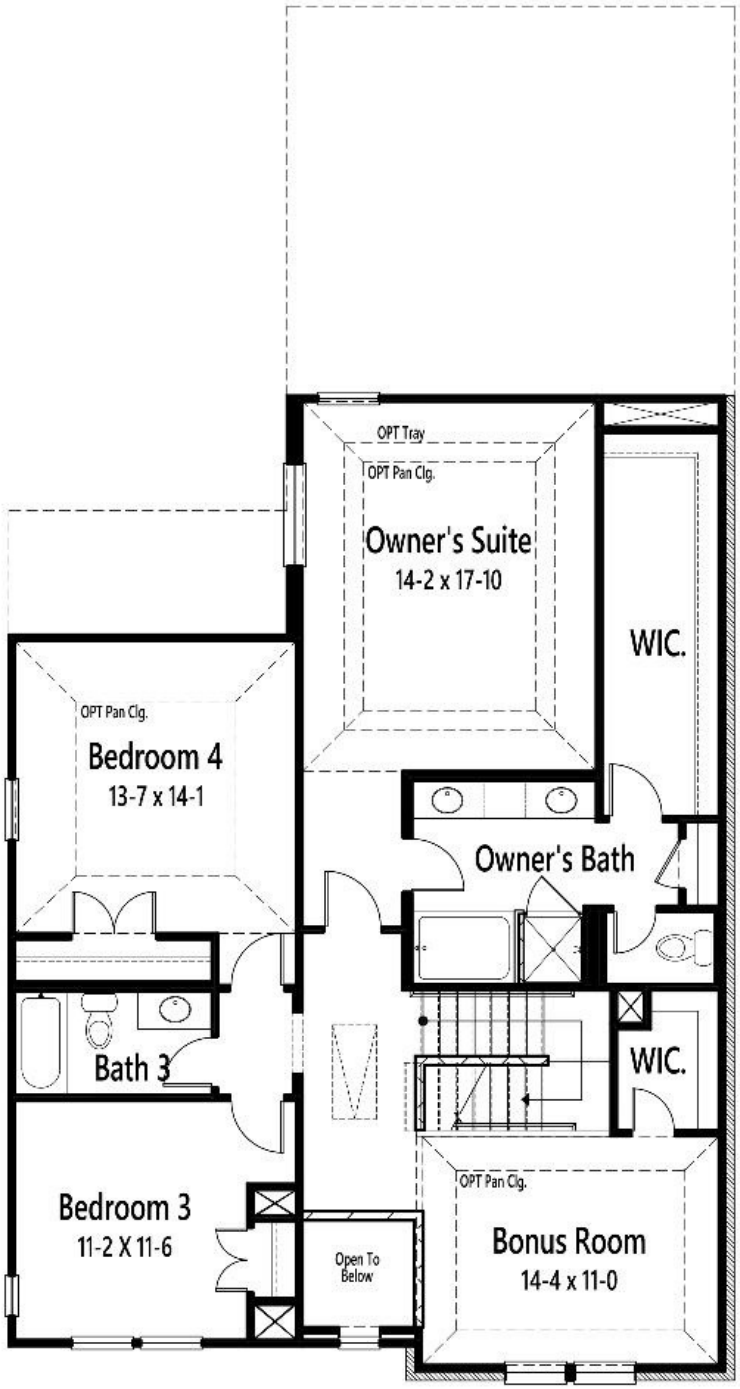
Texana Farmhouse

Texana Farmhouse Siding

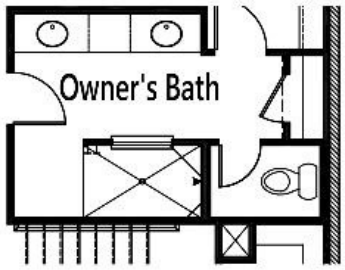
HICKORY · 45’ · 2 Story · 2,762 SQFT · 4 Bed / 3 Bath · 2-Car-Garage




Texana Farmhouse Brick

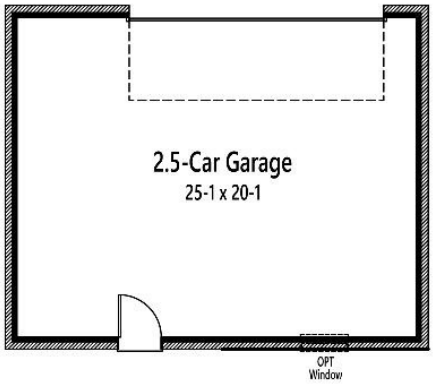



Texana Farmhouse Brick

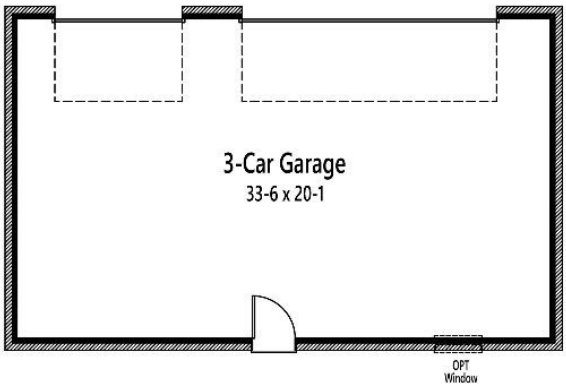



OPT Owner's Bath

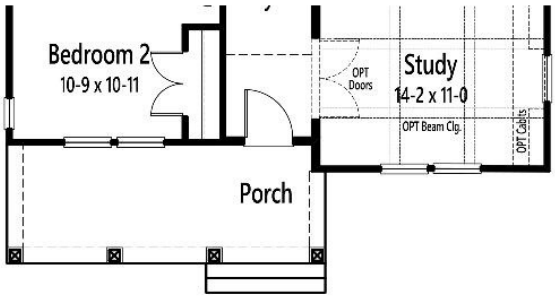
Upper Floor



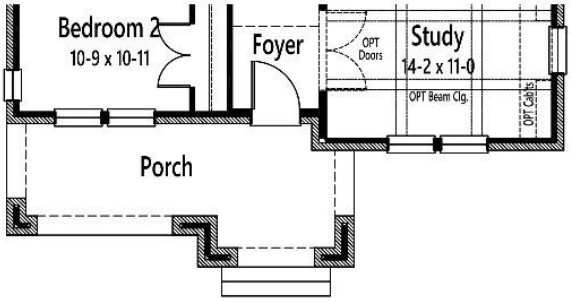

OPT 2.5-Car-Garage



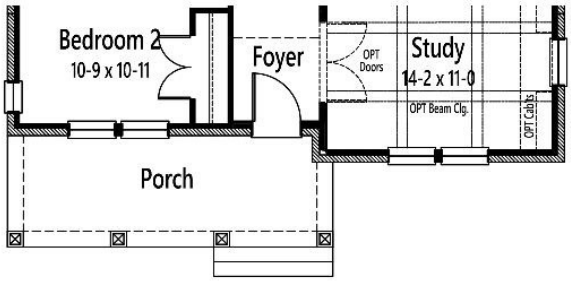

OPT 3-Car-Garage



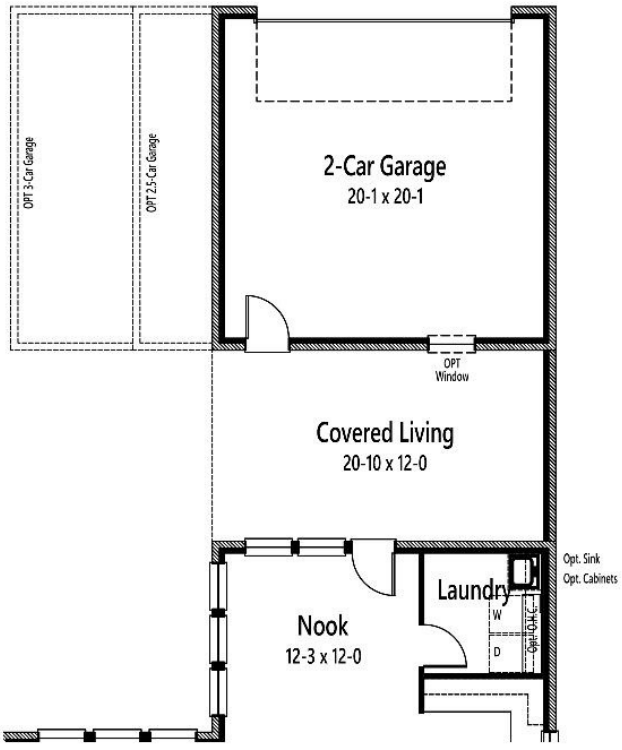

Texana Farmhouse Siding Porch




European Romantic With OPT Porch




Texana Farmhouse Brick With OPT Porch




Optional Covered Living

## Options to Personalize Your Home

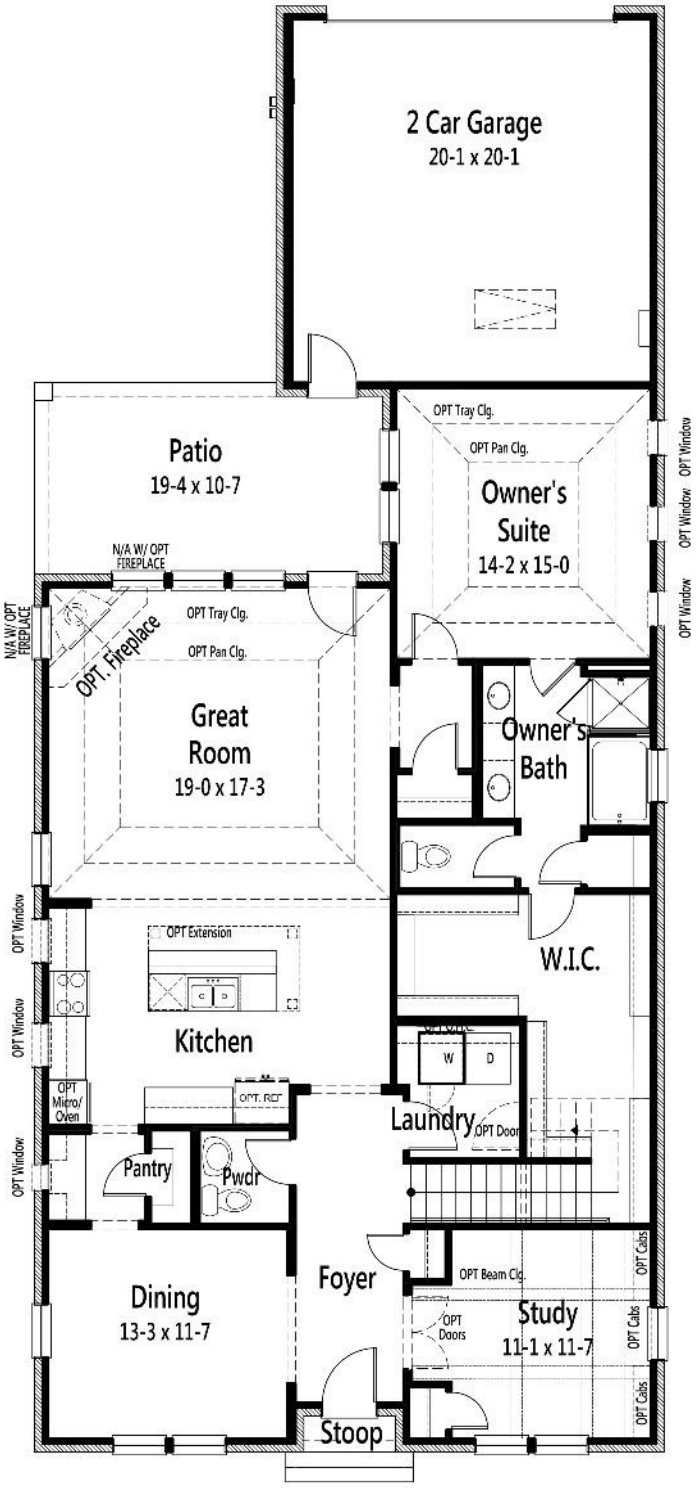
# ELMRIDGE

CambridgeHomes

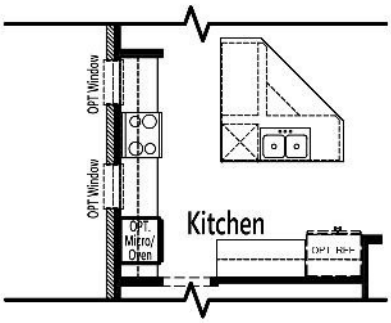
2 Story · 2,843 SQFT · 4 Bed / 3.5 Bath · 2-Car-Garage

French Eclectic

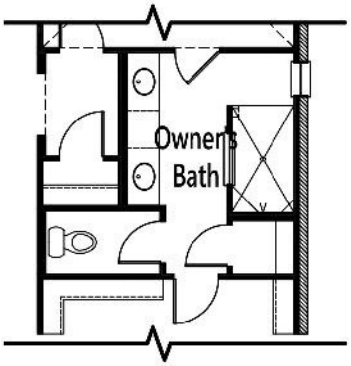
ELMRIDGE · 2 Story · 2,843 SQFT · 4 Bed / 3.5 Bath · 2-Car-Garage



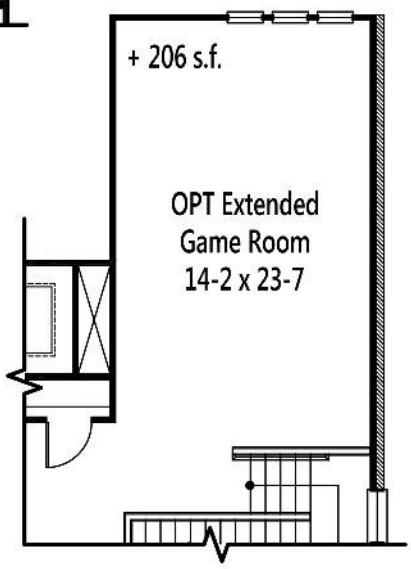

Main Floor



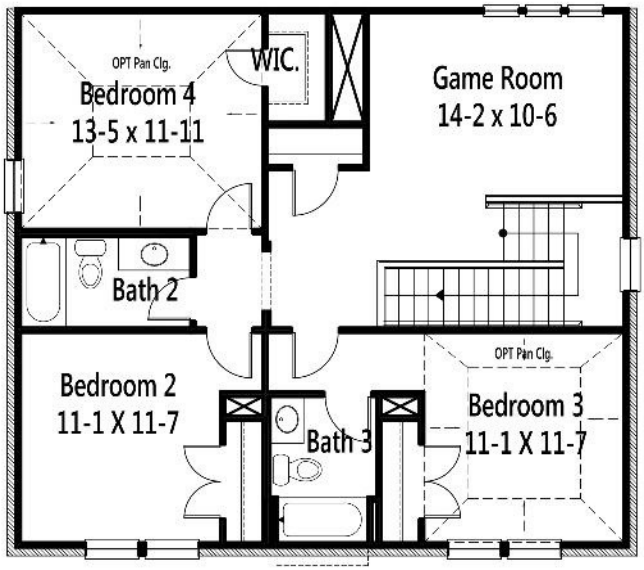

OPT Kitchen Island




OPT Owner's Bath




OPT Extended Game Room




Upper Floor

# WELFORD 2

CambridgeHomes

45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage

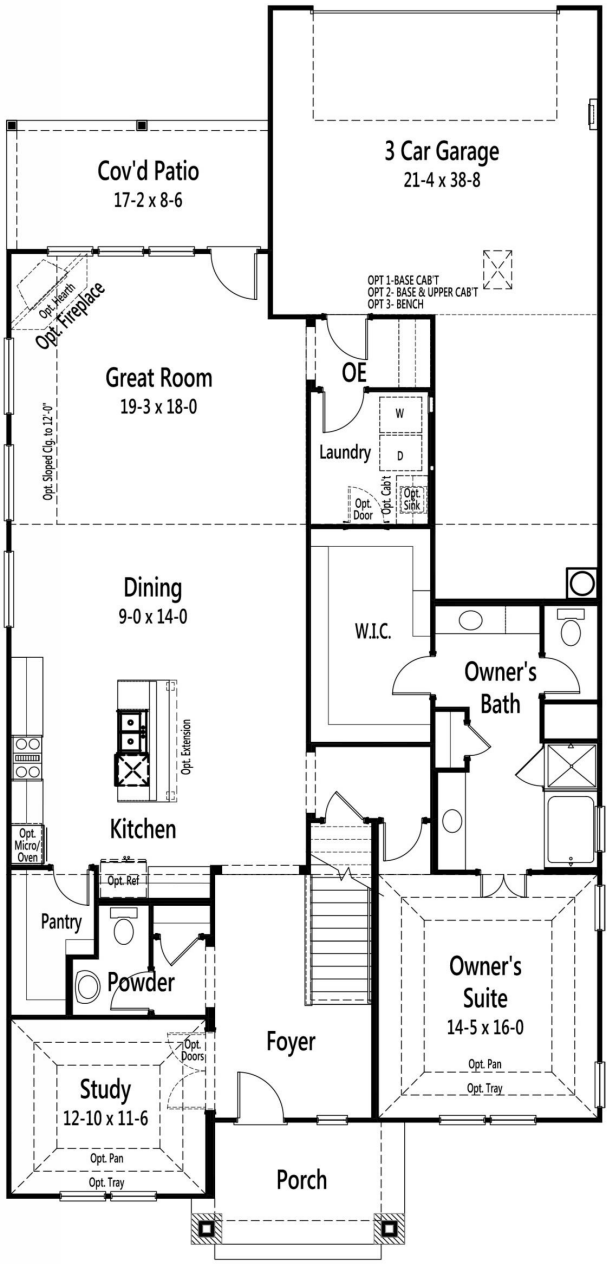
Craftsman

Craftsman W/ OPT Extended Proch

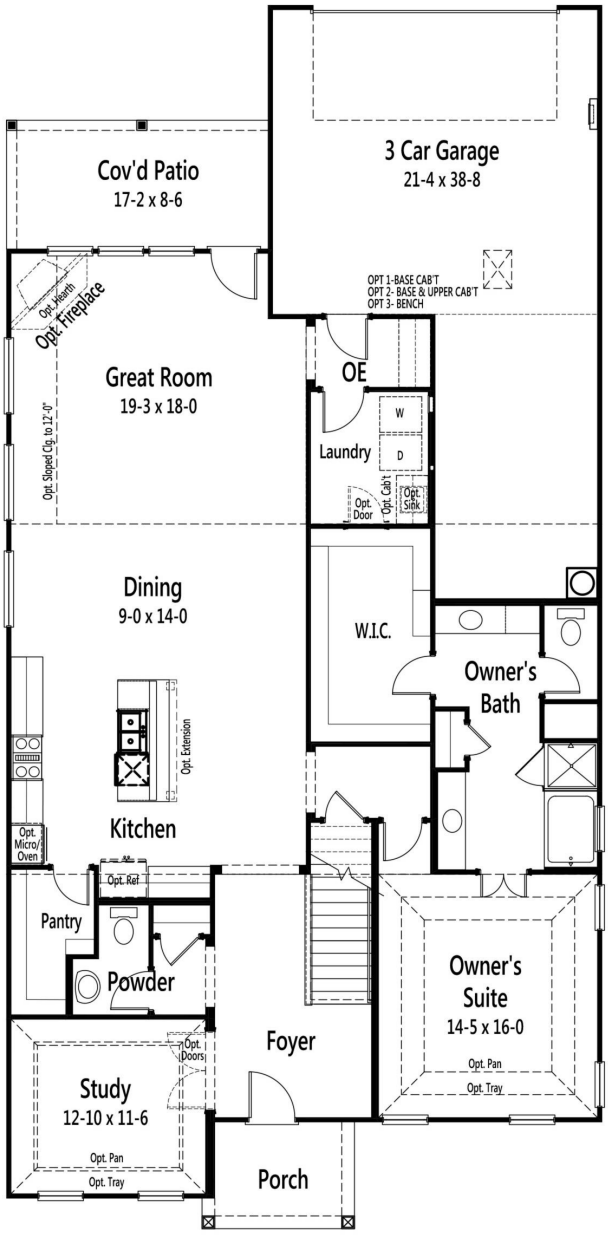
Farmhouse

Farmhouse W/ OPT Extended Proch

WELFORD 2 · 45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



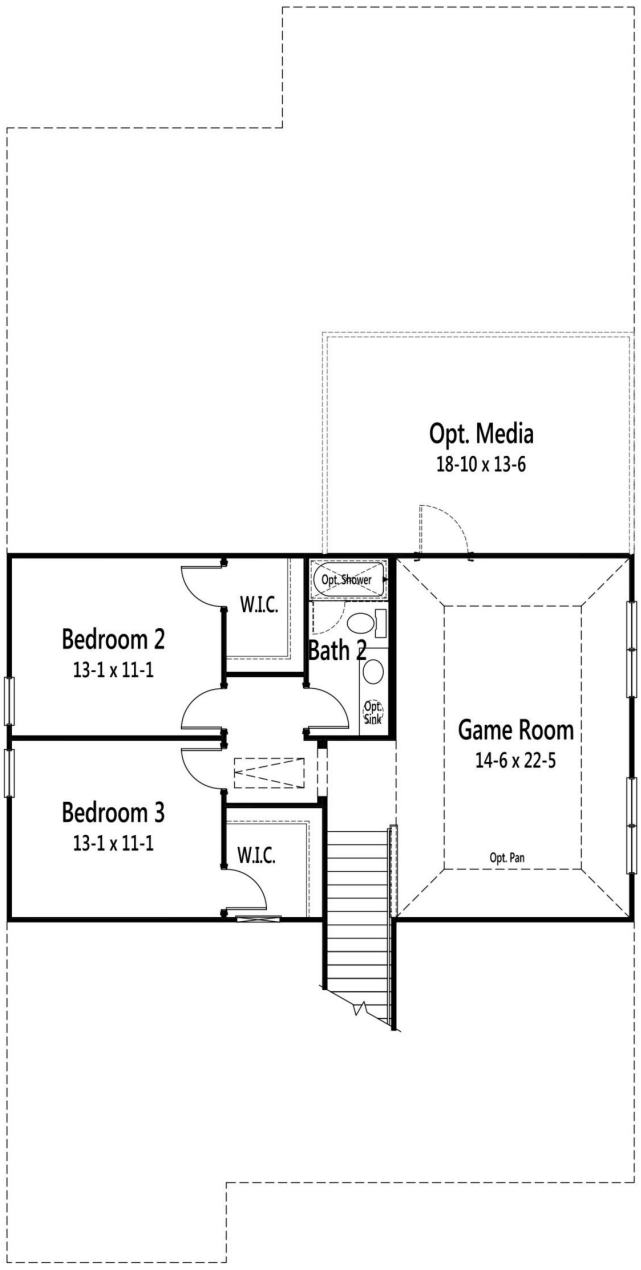

Craftsman Main Floor




Farmhouse Main Floor

MAIN FLOOR

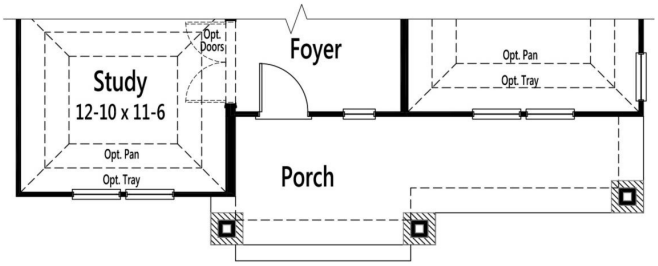
WELFORD · 45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



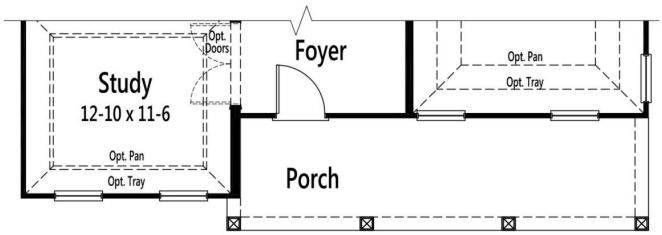

Upper Floor

UPPER FLOOR

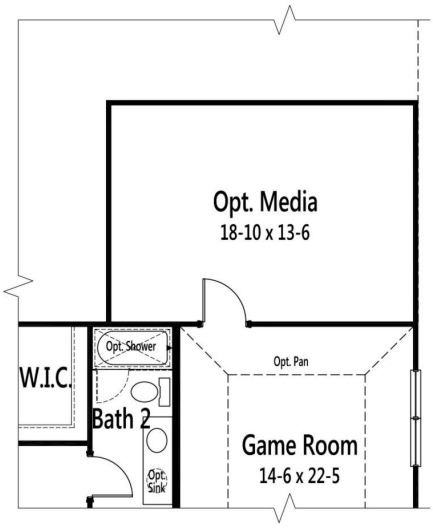
WELFORD · 45’ · 2 Story · 2,880 SQFT · 3 Bed / 2.5 Bath · 3-Car-Garage



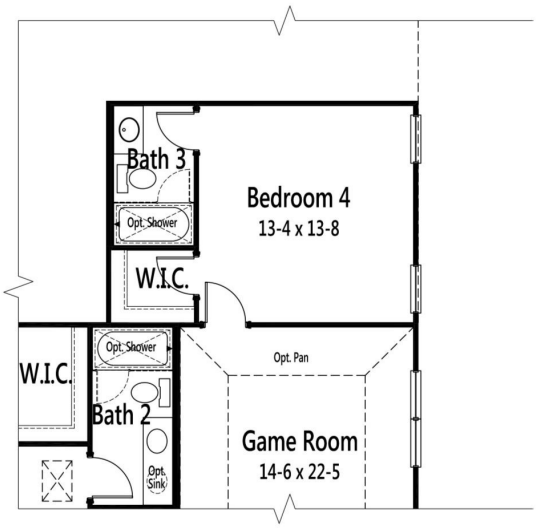

Craftsman Extended Porch




Farmhouse Extended Porch




OPT Media
+279 SQFT




OPT Bed 4

OPT Bed ILO Study
+279 SQFT

OPT Owner’s Bath

## OPTIONS

# ABOUT CAMBRIDGE HOMES

## INTIMATE NEIGHBORHOODS IN DFW'S MOST DESIRABLE COMMUNITIES

For more than 25 years, these have been the hallmarks of Cambridge Homes. Our competent, caring professionals are committed to exceptionally high standards of design, construction, and customer service. With a diverse portfolio of designs, Cambridge Homes has a product to suit your lifestyle.

We hold ourselves to the highest of standards. From our craftsmanship to our customer service, nothing gets overlooked. Meticulous attention to detail is one of the hallmarks of Cambridge Homes, and has earned us a reputation as one of the best home builders in Dallas-Fort Worth.

**GET IN TOUCH**

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Frisco, TX 75034

Ryan Dealey
972-535-2538
ryan.dealey@cambridgehomes.com

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