



E-BOOK  
**LAKE  
PARK**



# ABOUT ROWLETT



Living in Rowlett, Texas, on the stunning shores of Lake Ray Hubbard offers a unique and desirable lifestyle for numerous reasons. Firstly, the natural beauty and recreational opportunities provided by the lake are unparalleled. The scenic waterfront also provides breathtaking views and a serene environment, perfect for relaxation and outdoor leisure.

Secondly, Rowlett itself is a charming and vibrant community that offers a high quality of life. The city boasts excellent schools, making it an attractive choice for families. With its friendly neighborhoods, well-maintained parks, and numerous community events, Rowlett fosters a strong sense of belonging and a tight-knit community spirit. The city also offers a diverse range of shopping, dining, and entertainment options, ensuring residents have access to everything they need close to home. Additionally, Rowlett's convenient location near major highways provides easy access to Dallas, allowing residents to enjoy the benefits of city life while still relishing the tranquility and natural beauty of their lakeside retreat.

## LOCAL TAXES

### Property Taxing Entities

Source From <https://www.rowletttx.gov/>



CITY  
**ROWLETT**

COUNTY  
**DALLAS**

HOA (ANNUALLY)  
**\$1,195**

TAX RATE  
**\$2.43%**  
(Per \$100 Valuation)



COMMUNITY CONTACT: 469-782-9190 LAKEPARK@CAMBRIDGEHOMES.COM  
WWW.CAMBRIDGEHOMES.COM

# GARLAND ISD

## CHOICE OF SCHOOL PROGRAM:

[LEARN MORE](#)

Garland ISD is the only option for true choice when it comes to schools. Our "Choice of School" program allows parents to select the campus they want their children to attend for the next school year. You can truly customize your student's educational experience.

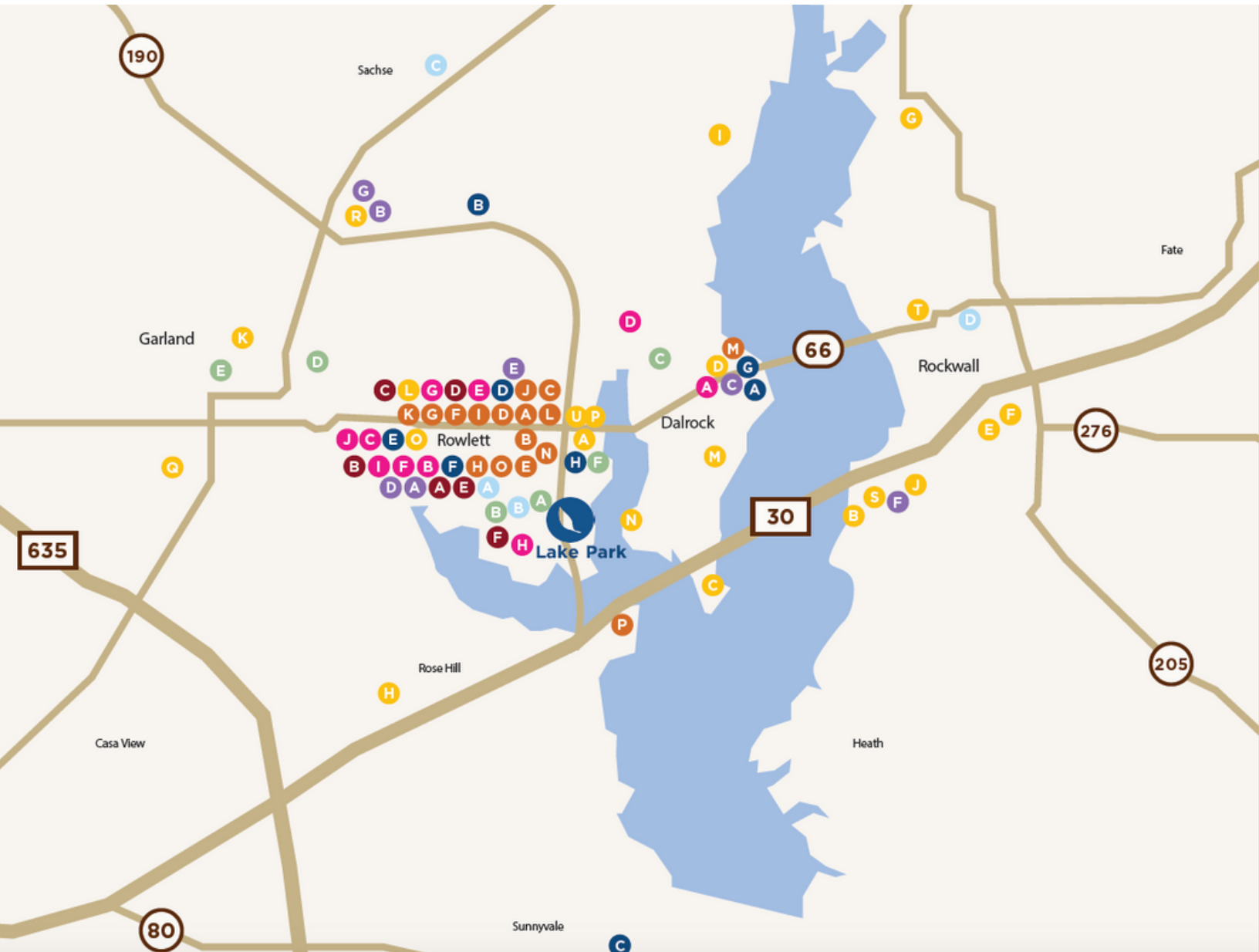
For students enrolling in GISD for the first time, making your school choice selection is part of the enrollment process.

*Educating 52,000 students across 71 campuses, Garland ISD ranks as the second-largest district in Dallas County, fifth-largest in Dallas-Fort Worth, 15th-largest in Texas, and is among the 75-largest in America. With a rich, 100-year tradition of excellence, GISD boasts a diverse population that speaks more than 100 languages, as well as technology-driven campuses, magnet programs and approximately 200 Career and Technical Education courses.*



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# ROWLETT POINT OF INTEREST MAP



## ENTERTAINMENT

- A. Kid's Kingdom
- B. Harbor Lights Cruises
- C. Sapphire Bay Marina
- D. Retrocade
- E. Shenanigans
- F. Rockwall Escape Room
- G. The Northside Rockwall
- H. Surf & Swim, Audubon Park
- I. Foster Farm Horseback Riding
- J. Painting With a Twist
- K. Infinity Arcade
- L. Springfield Park
- M. Shorewood Park
- N. Lakeside Park
- O. D-BAT Lakeside
- P. Rowlett Bowlarama
- Q. Garland Symphony Orchestra
- R. AMC Firewheel
- S. Cinemark 14 Rockwall
- T. Downtown Rockwall
- U. Splits Sports Grill & Bar

## SCHOOLS

- A. Stephens Elementary School
- B. Rowlett Elementary School
- C. Schrade Middle School
- D. Sellers Middle School
- E. Garland High School
- F. Rowlett High School

## FOOD/DRINK

- A. Opal Greek Taverna
- B. Napoli's Rowlett
- C. Sabaidee Lao and Thai Street Food
- D. Super Shack
- E. Applebee's Grill + Bar
- F. Hawaiian Bros Island Grill
- G. Nick's Sports Grill
- H. Hat Creek Burger Company
- I. Raising Canes
- J. Salad and Go
- K. Chick-fil-A
- L. Panera Bread
- M. The Track Track Private Club
- N. Jersey Mike's
- O. Bankhead Brewing
- P. Flying Saucer Draught Emporium

## BEAUTY

- A. Studio 360
- B. Chambre Salon
- C. La Bella Hair Salon
- D. Halo Salon and SpA
- E. Sports clips
- F. SOI Brow Threading
- G. Salon
- H. Grand Nail Salon
- I. Beauty Nails
- J. River Nails & Spa

## HEALTHCARE

- A. Baylor Scott & White Medical Center (Lake Pointe)
- B. Trinity Regional Hospital Sachse
- C. Baylor Scott & White Medical Center (Sunnyvale)
- D. CVS Pharmacy
- E. Walgreens Pharmacy
- F. CVS Pharmacy
- G. Animal Hospital of Rowlett Veterinary Clinic
- H. Premier Vet Care Animal Clinic

## HISTORY/LIBRARY

- A. Rowlett Public Library
- B. Magic Fun House Castle
- C. Sachse Historical Society Museum
- D. Rockwall County Historical Foundation Museum

## AUTO

- A. Rowlett Glory Automotive
- B. AutoSpa Warehouse
- C. WalMart Autocare Centers
- D. O'Reilly Auto Parts
- E. Firestone Complete Auto Care
- F. Enterprise Rent-A-Car

## SHOPPING

- A. Girfriends
- B. Keeks Designer Handbags
- C. Heritage Plaza
- D. Wisp and Willow Boutique
- E. Target
- F. Old Navy
- G. Firewheel Town Center:
  - Aeropostle
  - American Eagle
  - Barnes and Noble
  - Bath and Body Works
  - Champs
  - Dick's Sporting Goods
  - Dillard's
  - DSW
  - Game Stop
  - Foot Locker
  - Kirklands
  - LOFT
  - Macy's
  - Men's Warehouse
  - Sunglass Hut
  - Ulta

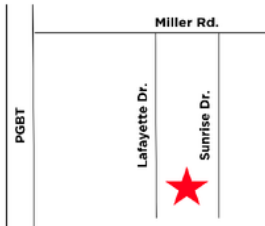
# LAKE PARK HOMESITE MAP



AVAILABLE LOTS ARE POSTED ON OUR WEBSITE

[LEARN MORE](#)

| LAKE PARK MAP KEY |              |
|-------------------|--------------|
|                   | 45' LOTS     |
|                   | 55' LOTS     |
|                   | SPEC HOME    |
|                   | MODEL HOME   |
|                   | GREEN FACING |
|                   | BIKE TRAIL   |



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# LAKE PARK CHARACTERISTICS

## FEATURES & HIGHLIGHTS



- 5-1/4" baseboards throughout first floor, 3 1/2" baseboard on the second floor 2 tone paint color scheme (walls and ceilings one color and one trim color)
- Interior 6'8" doors with 2-1/4" trim in a choice of styles
- Shelf and hanging rod over washer and dryer
- Designer ceramic tile in entry, kitchen, owner's bath, secondary baths, and utility in a variety of colors and styles
- Designer series stain resistant carpet with 5lb 1/2" pad in all living areas and bedrooms

### **Kitchen Features such as:**

- GE, Frigidaire or Whirlpool stainless steel Kitchen appliance package
- Custom crafted 42" upper cabinets with hidden adjustable hinges and 2-1/4" crown mould (per plan) in a choice of oak or knotty alder with a choice of door styles - finished on site
- Ceramic tile backsplash
- Stainless steel faucet
- Stainless steel double bowl undermount sink (choice of 50/50 or 60/40)
- Beautiful 3cm granite countertops with a standard edge
- Walk-in pantry (per plan)



- Wide variety of designer exterior color palettes to choose from
- Beautiful 8' front entry door with handle set and privacy deadbolt, painted or stained
- 16 x 7 garage doors for easy entry and exit
- Garage walls and ceilings textured, painted, and trimmed with base moulding
- Professionally landscaped yard with zoned irrigation system
- Full sod and landscaping package
- Programmable sprinkler system
- Low-E2 dual pane vinyl windows
- 15 to 16 SEER air conditioning per plan and natural gas heating designed for each home
- Filtered fresh air ventilation system
- Flexible PEX water supply piping system that is resistant to scale and chlorine, doesn't corrode or develop pinholes, and has fewer connections and fittings Fiber cement siding, soffit, fascia, and trim



# LAKE PARK INTERIORS



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# LAKE PARK FLOOR PLANS

## Village 55's

[LEARN MORE](#)

### HUNTINGTON

From 2,008 SQFT  
1 Story, 2 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

### WILLOW

From 2,174 SQFT  
1 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

### OVERDALE

From 2,530 SQFT  
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

### BIRCHWOOD

From 2,648 SQFT  
1 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

### HUNTINGTON II

From 2,584 SQFT  
2 Story, 3 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

### IVYGLEN \*NOT AVAILABLE ON COTTAGE OR MEWS

From 3,015 SQFT  
2 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

### HUNTINGTON III

From 3,049 SQFT  
1 Story, 3 bed, 3 Bath | 2 Car Garage





# LAKE PARK FLOOR PLANS

## Cottage 45's

[LEARN MORE](#)

### BAYHILL

From 1,861 SQFT  
1 Story, 3 bed, 2 Bath | 2 Car Garage

[LEARN MORE](#)

### MAYFIELD

From 2,099 SQFT  
1 Story, 3 bed, 2 Bath | Study | 2 Car Garage

[LEARN MORE](#)

### LOGAN

From 2,180 SQFT  
2 Story, 4 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

### MEADOWCREEK

From 2,427 SQFT  
1 Story, 3 bed, 2.5 Bath | 2 Car Garage

[LEARN MORE](#)

### PEYTON

From 2,509 SQFT  
2 Story, 4 bed, 3 Bath | 2 Car Garage

[LEARN MORE](#)

### BROOKVILLE \*NOT AVAILABLE ON MEWS

From 2,726 SQFT  
2 Story, 4 bed, 3 Bath | 2 Car Garage





## LAKE PARK CONTACT



## ABOUT CAMBRIDGE HOMES

For more than 30 years, 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.

## LAKE PARK

**CURRENT SALES CENTER:** 8801 Habersham Dr. Rowlett, TX 75089

*Future Sales Center:* 2522 Sunrise Dr. Rowlett, TX 75089

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