

**COMING  
THIS  
NOVEMBER!**



## HERITAGE HILL ESTATES

### ***New Construction Luxury Duplexes & Fourplexes in Venus, Texas***

DFW Area Location near Jobs, Shopping, Medical & Dining

Across from New Google \$600 Million Data Center

***Contemporary Designer Features: Wood look Tile Floors; Granite countertops; Deep undermount deep sinks with Pull out faucets; Walk-in shower in master baths; pendant lighting & more!***

***Children attend Acclaimed Midlothian School District!***

**Sales Price: Duplex: 2662 Fairhaven -- \$440,000 -- 1 Story Plan 3 Bedroom 2 Bath 2 Car Garage**

**Duplex: 2930 Asheville--\$445,000 -- 2 Story Plan 3 Bedroom 2.5 Bath 2 Car Garage**

**Fourplex: 4889 -- \$680,000 -- 2 Story Plan with Rear Alley Garage Access**

One - 3 BR 2 B, 1 Car Garage Units

Two - 2 BR 1.5 B, 1 Car Garage Units

One - 2 BR 2 B 1 Car Garage Units

**Rents:**

**Duplex: 2662 - Fairhaven \$1695 for 3 Bedroom 2 Bath units**

**Duplex: 2930 - Asheville \$1,795 for 3 Bedroom 2.5 Bath**

**Fourplex: 4889 - Fourplex**

**A - BR 2 B, 1347 sq. ft. (downstairs unit) \$1495**

**B -2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1295**

**C -2 BR 1.5 B, 1134 sq. ft. (townhouse style unit) \$1295**

**D 2 BR 2 B, 1274 sq. ft. (upstairs unit with 2 primary bdrms) \$1395**

***\* Prices Subject to Change without Notice \****

**Property Taxes**

**2.90% Tax Rate in Ellis County**

**HOA + Water**

**\$750 per duplex, \$850 per fourplex annually**

**Fire Monitoring:**

**Fourplexes annually \$962**

**Utilities:**

**All utilities paid by tenants**

**Management Fee:**

**5% of Gross monthly rents collected, Lease up fees 65%/100%**

**Contact: Sean Little, Broker at 512.293.4313**

[sean@valuebuilders.com](mailto:sean@valuebuilders.com)

