

New Townhome Construction in East Dallas

Construction has started on the first building in the new Villas at Ash Creek townhome community in east Dallas located one mile south of White Rock Lake and the Dallas Arboretum. The first units are expected to be ready for move in late spring or early summer, and pre-construction pricing starts in the \$230,000s, and goes up to the \$320,000s for the larger creek side units.

The community enjoys a unique location situated on the heavily forested banks of Ash Creek at the corner of Ferguson Road and Lakeland. A gated, lushly landscaped masonry and wrought iron screening wall provides security and sets the tone for quality and style throughout the development. Most of the townhomes are located on the creek, and have small backyards suitable for outdoor entertaining. Large balconies in the interior units will perform much the same function for units not located on the creek.

A dedicated Conversation Easement along the creek bank ensures that the natural green buffer between the development and existing homes located on the other side of the creek will remain indefinitely. Large landscaped green areas allow residents an opportunity to be outdoors and take advantage of the natural creek setting in a secure, gated environment.

The Villas at Ash Creek is a signature development underscoring the revitalization of the Ferguson Road corridor, at the center of the recently re-named White Rock Hills area of east Dallas. Located adjacent to the exclusive Forrest Hills neighborhood, the site enjoys the same beautiful old growth trees, proximity to White Rock Lake, and eclectic feel that has long made Forrest Hills one of the most desirable residential locations in Dallas. Only a ten to fifteen minute drive from down town Dallas and uptown, and even closer to the shopping, dining, and entertainment venues of Lakewood, lower Greenville, and Casa Linda, the location offers a real neighborhood feel with the convenience of close-in living.

The project will ultimately consist of sixty-four new townhomes ranging in size from 1,750 to almost 2,400 sq.ft . Superior standard finish-out includes hardwood floors in the main living areas, ceramic tile in the entry and wet areas, granite counter tops in the kitchen, stainless steel appliances with gas cook tops, and crown molding. Open, efficient floor plans create spacious living environments with dramatic creek side views, all at pricing six figures less than comparable units in some other parts of the city.

A temporary marketing center has just opened on site and buyers can reserve floor plans and locations immediately. The center will be open during the winter months from 11:00 a.m. to 5:00 p.m., Wednesday through Sunday, and at other times by appointment. Interested parties are invited to visit the site, or contact the marketing director, Ms. Sandy Warriner, at 214 319-8200. More detailed information can be found on the website at VillasatAshCreek.com.

The Villas at Ash Creek can be reached by taking Northwest Highway east to Buckner, then south on Buckner to Ferguson Road, taking Ferguson Road east to the development. Alternately, go one mile south on Lakeland from the Dallas Arboretum, and take a left on Ferguson Road to gain access to the development. From downtown take I30 east to Ferguson Road, then turn left on Ferguson approximately two miles to the site.