



**103 Heritage Hill Dr.
Forney, TX 75126**

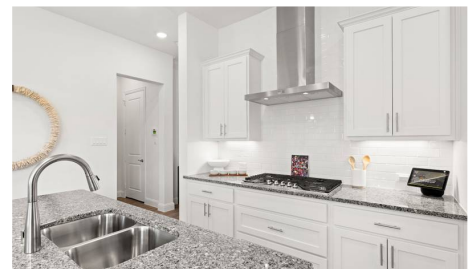
MODEL HOME — Ask about included features

BROOKVILLE ESTATES · FORNEY, TX

Rio Grande Executive Plan · 4 Bed / 3 Bath · 2,406 Sq Ft

AVAILABLE NOW

4	3	2,406	3	11,920
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



Set within Brookville Estates in Forney, TX, this 2,406 square-foot Rio Grande Executive plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 3 bathrooms, with a 3-car garage, on a 11,920 sq ft homesite facing southeast. UnionMain Homes builds every detail with quality — from the chef-inspired kitchen with quartz countertops and stainless appliances to the spa-inspired primary bath. The home is complete and available now — no waiting on construction.

10-Year Structural Warranty

Plus 2-year systems and 1-year workmanship coverage.

Energy Star Certified

HERS® Index Score of 59 — about \$1,825/yr less in utility costs than a standard new home.

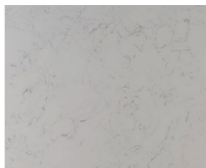
Top-Rated Forney ISD

Crosby Elementary School (K-4), Smith Intermediate School (5-6), Jackson Middle School (7-8), North Forney High School (9-12)

Home Facts

Community	Brookville Estates
Builder / Plan	UnionMain · Rio Grande Executive
Bedrooms / Bathrooms	4 / 3
Living Area	2,406 Sq Ft
Stories	1
Garage	3-Car
Lot Size	11,920 Sq Ft
Orientation	Faces southeast
Priced At	\$459,000

Included Finishes



COUNTERTOP



CABINETRY



FLOORING & TILE



FIXTURES

Brookville Estates & Forney, TX

Forney is one of the fastest-growing gems in the Dallas-Fort Worth area—a place where wide-open opportunity meets small-town charm. With over 25,000 new homes planned and a population expected to reach nearly 180,000 by 2027, it's easy to see why families and businesses alike are planting roots here. Fortune 500 companies like Amazon and Goodyear have already taken notice, and with hundreds of acres still available for development, the future is bright.

School Zoning (Forney ISD)

Elementary	Crosby Elementary School (K-4)
Intermediate	Smith Intermediate School (5-6)
Middle School	Jackson Middle School (7-8)
High School	North Forney High School (9-12)

See a UnionMain Homes sales consultant for complete details. Information is subject to change without notice. This is not an offer for extension of credit or a commitment to lend. Buyer must use a preapproved lender. Source: unionmainhomes.com, listing for 103 Heritage Hill Dr., Forney, TX 75126.

NEW HOME COUNSELOR

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VIEW FULL
LISTING



GET PRE-
QUALIFIED

Floor Plan — Rio Grande Executive (4125E)

One-story open-concept layout · 3-car garage · 11,920 sq ft homesite

2,406

Total Sq Ft

4

Bedrooms

3

Bathrooms

1

Story

3-Car

Garage



Designer Upgrades Included

\$101,180 in included value — already reflected in the price

- Study
- 3 Car Garage
- Washer Dryer
- Extended Patio
- Gourmet Kitchen
- Indoor Fireplace
- Additional Windows
- Built In Mud Bench
- Extended Owners Suite
- Tray Ceiling Entryway
- Primary Closet Door To Utility

About UnionMain Homes

At UnionMain, we know we're building more than just a home — we're building an extension of you. With a uniquely personalized design process, we build homes tailored to fit your lifestyle across premier communities in Dallas–Fort Worth and Atlanta, upholding the highest industry standards in craftsmanship, safety, and quality. Your vision is our foundation, and your happiness is the final touch — backed by a 10-year structural warranty and Energy Star certification on every home we build.

Any floorplan and/or elevation rendering is an artist's conceptual rendering intended to provide a general overview, but any such rendering does not constitute actual plans and specifications for any home. Renderings and pictures are representative and may depict floorplans, elevations, options, upgrades, landscaping and other features and amenities that are not included as part of all homes and/or may not be available for all lots and/or in all communities. Renderings may not be drawn to scale. Square footages and dimensions are approximate and may vary in construction and depending on the standard of measurement used, engineering and municipal requirements, or other site-specific conditions. Homes may be constructed with a floorplan that is the reverse of the floorplan rendering. Plans are copyrighted and/or otherwise subject to intellectual property rights of UnionMain Homes and/or others and cannot be reproduced or copied without UnionMain Homes' prior written consent. Plans and specifications, home features, and community information are subject to change, and homes to prior sale, at any time without notice or obligation. Not an offer or solicitation to sell real property. Equal Housing Opportunity.