



804 Scarlet Sage Drive Waxahachie, Texas 75165

MYRTLE CREEK · WAXAHACHIE, TEXAS

Grayson Plan · 4 Bed / 3 Bath · 3,357 Sq Ft

AVAILABLE NOW

4
BEDROOMS

3
BATHROOMS

3,357
SQUARE FEET

3
CAR GARAGE

9,586
SQ FT LOT

Set within Myrtle Creek in Waxahachie, Texas, this 3,357 square-foot Grayson 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 9,586 sq ft homesite facing se. 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 54 — about \$2,680/yr less in utility costs than a standard new home.

Top-Rated Waxahachie ISD

Jimmie Ray Elementary School (Pre-K-5), Howard Jr High School (6-8), Waxahachie High School (9-12)

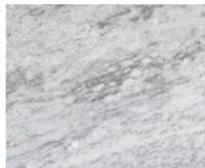
Home Facts

Community	Myrtle Creek
Builder / Plan	UnionMain · Grayson
Bedrooms / Bathrooms	4 / 3
Living Area	3,357 Sq Ft
Stories	2
Garage	3-Car
Lot Size	9,586 Sq Ft
Orientation	Faces SE
Priced At	\$569,000

Included Finishes



CABINETRY



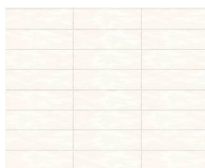
COUNTERTOP



FLOORING & TILE



LIGHTING



KITCHEN BACK-SPLASH

Myrtle Creek & Waxahachie, Texas

Waxahachie blends historic charm with modern comfort in one of North Texas' most picturesque small towns. Just 30 minutes south of Dallas, this growing community is known for its beautiful architecture, thriving downtown, and friendly, close-knit neighborhoods. With great schools, spacious parks, and a rich sense of history, Waxahachie is a place where tradition and progress live side by side.

School Zoning (Waxahachie ISD)

Elementary	Jimmie Ray Elementary School (Pre-K-5)
High School	Howard Jr High School (6-8)
High School	Waxahachie 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 804 Scarlet Sage Drive, Waxahachie, Texas 75165.



NEW HOME COUNSELOR

Jasmine Brooks

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VIEW FULL LISTING



GET PRE-QUALIFIED

Floor Plan — Grayson (5250)

Two-story open-concept layout · 3-car garage · 9,586 sq ft homesite

3,357

Total Sq Ft

4

Bedrooms

3

Bathrooms

2

Stories

3-Car

Garage

Designer Upgrades Included

\$21,120 in included value — already reflected in the price

- Open Railing
- Slide In Tub
- Brasserie Kitchen

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.

FIRST FLOOR

Floor Plan — Grayson (5250)



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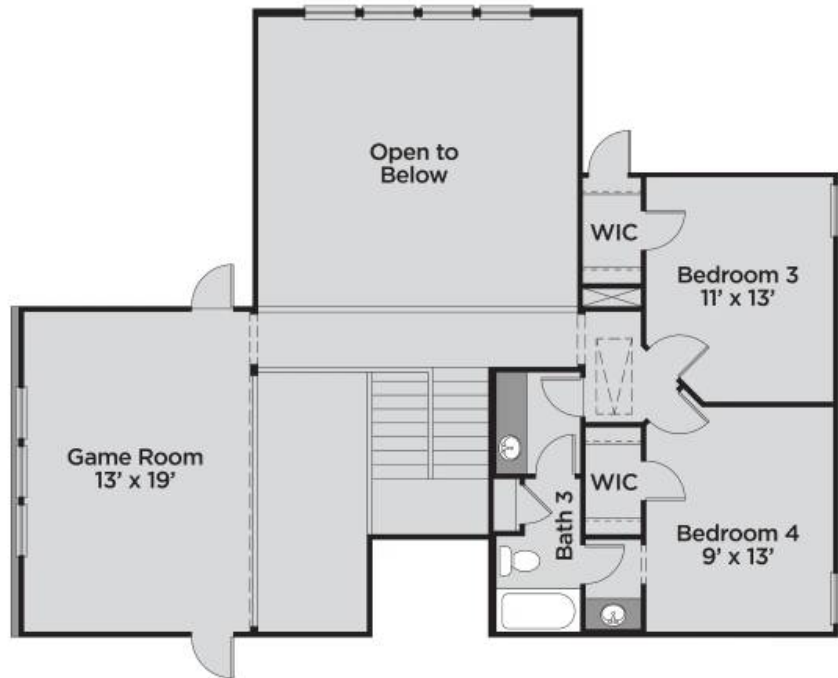
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SECOND FLOOR

Floor Plan — Grayson (5250)



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