



RING IN THE NEW YEAR

with **A NEW
ADDRESS**

Exclusive Limited Time Offer

**4.99% 2/1 INTEREST
RATE BUYDOWN**

on quick move-in homes that can save
you hundreds of dollars every month.
As a bonus, you'll receive:

up to **\$20,000 IN FLEX CASH**
to use as you wish.



Inventory Updated 1/24/2024

LAKE PARK VILLAS

3101 Ethan Lane, Wylie, TX 75098

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story/Garage	Price	Status
3103 Trina Street	Shasta	1,588	4/2.5/2/0	\$304,990	Under Construction
3104 Trina Street	Lassen III	1,434	3/2.5/2/1	\$294,990	Under Construction
3105 Trina Street	Almanor	1,526	3/2.5/2/1 with Loft	\$299,990	Available Now
3108 Trina Street	Lassen III	1,434	3/2.5/2/1	\$292,990	Available Now
3117 Trina Street	Lassen III	1,434	3/2.5/2/1 End Unit	\$289,990	Available Now
3121 Trina Street	Lassen III	1,434	3/2.5/2/1 End Unit	\$289,990	Available Now

ENCLAVE AT MEADOW RUN

3904 Goldfinch Haven, Melissa, TX 75454

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
3912 Goldfinch Haven	Clements	1,482	3/2/1	\$389,960	Available Now
3917 Rain Lily Bend	Clements	1,501	3/2/1	\$389,970	Available Now
4003 Rain Lily Bend	Majestic	2,264	4/3/2	\$469,960	Available Now
4004 Goldfinch Haven	Majestic	2,264	4/3/2	\$469,980	Available Now
4005 Rain Lily Bend	McFarlin	1,457	3/2/1	\$389,980	Available Now
3910 Rain Lily Bend	McFarlin	1,457	3/2/1	\$389,990	Available Now
4007 Rain Lily Bend	Trentino	2,300	4/3/2	\$469,960	Available Now

MEADOW RUN

2601 Lovegrass Lane, Melissa, TX 75454

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
3413 Paintbrush Path	Frisco	2,129	3/2.5/1	\$ 484,960	Available Now
2606 Swallowtail Street	Carrollton	2,086	4/3/1	\$ 489,990	Available Now
2602 Lemon Mint Lane	Rockwall	2,253	4/3/1	\$ 528,990	Available Now
3517 Paintbrush Path	Fairview I	2,534	3/2.5/1	\$ 529,950	Available Now
3509 Paintbrush Path	Westlake	2,403	4/3/1	\$ 539,990	Available Now
2408 Limestone Lane	Parker	3,002	4/3/1	\$ 584,990	Available Now
2505 Spicebrush Street	Arlington	3,379	4/3/2	\$ 629,990	Available Now

TOWN PARK

171 Town Park Ave, Princeton, TX 75407

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
209 Town Park Avenue	Statler	1,537	3/2/1	\$ 344,990	Under Construction
216 Griffith Drive	Shasta	1,588	4/2.5/2	\$ 289,990	Under Construction
218 Griffith Drive	Shasta	1,588	4/2.5/2	\$ 289,990	Under Construction
220 Griffith Drive	Almanor	1,526	3/2.5/2	\$ 286,980	Available Now
225 Griffith Drive	Shasta	1,588	4/2.5/2	\$ 289,990	Available Now
228 Griffith Drive	Shasta	1,588	4/2.5/2	\$ 294,970	Available Now
233 Griffith Drive	Lassen	1,434	3/2.5/2	\$ 284,980	Available Now
235 Griffith Drive	Lassen	1,434	3/2.5/2	\$ 284,980	Available Now
237 Griffith Drive	Almanor	1,526	3/2.5/2	\$ 296,970	Available Now

WOODLAND CREEK - 2 Homes Remaining!

Royse City, TX (Selling from Elevon Modal at 716 New Dawn Drive, Lavon TX)

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
3628 Spruce Street	Fairview	2,637	3/2/1	\$ 424,990	Available Now
3316 Oak Lane	Denton	1,762	3/2/1	\$ 339,990	Available Now

AUBREY CREEK ESTATES - Final Opportunities!

1001 Pecos Street, Aubrey, TX 76227

Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
505 Presidio Street	Statler	1,537	3/2/1	\$334,980	Available Now

1009 King Street	Trentino	2,164	4/3/2	\$419,990	Available Now
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ELEVON NORTH - Final Opportunities! 716 New Dawn Drive, Lavon, TX 75166					
Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
614 Creekview Lane	Fairview I	2,535	3/2/1	\$ 484,990	Available Now
615 Creekview Lane	Southlake	2,265	3/2/1	\$ 435,990	Available Now
703 Creekview Lane	Coppell	1,934	3/2/1	\$ 409,990	Available Now
710 Creekview Lane	Addison II	2,394	4/3/1	\$ 469,990	Available Now

GIDEON GROVE 1845 Gem Drive, Rockwall, TX 75087					
Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
1207 Opal Drive	Arlington	3,361	4/3/2	\$644,980	Available Now
1702 Gem Drive	Homestead	3,640	4/4.5/2	\$724,990	Available Now
1708 Gem Drive	Fairhaven	3,196	4/3/1	\$629,980	Available Now
1709 Gem Drive	Brennan II	3,794	5/4/2	\$739,990	Available Now
1844 Gem Drive	Driscoll	3,402	4/3/2	\$679,980	Available Now
1832 Sapphire Road	Homestead	4,141	5/5.5/2	\$759,980	Under Construction

GREEN MEADOWS -Final Opportunities! 17120 Clover Drive, Celina, TX 75009					
Address	Floor Plan	Sq. Ft.	Bed/Bath/Story	Price	Status
17005 Eastbrook Drive	Fairview II	2,923	4/3.5/2	\$599,990	Available Now
16913 Clover Drive	Parker	3,177	5/3/2	\$624,990	Available Now
16500 Hidden Cove Dr	Rockwall	2,339	4/3/1	\$549,990	Available Now



FOR MORE INFORMATION:
 (214) 234-2454
Pacesetterhomestexas.com/new-homes/texas/dallas

*Rate offered by SFMC, LP #166487. Scenario: Date: As *Rate offered by Ark-La-Tex Financial Services, LLC d/b/a Benchmark Mortgage 5160 Tennyson Pkwy STE 1000, Plano, TX 75024. NMLS ID #2143 (www.nmlsconsumeraccess.org) 972-398-7676. Scenario: Date: As of 12/19/2023. Conv, 30 Years, Fixed Rate. Sales Price: \$450,000. Loan Amount: \$427,500. Down Payment: 5%/ \$22,500. Discount Points: 0.000%. Credit Score: 700. Initial Rate: 6.99%. APR: 7.248%. 2/1 Temporary Buy Down Monthly Payment (Principle & Interest Only): year one (4.99%) - \$2,292.30 / year two (5.99%) - \$2560.33 Monthly payment estimates do not include taxes, insurance, assessments, and Home Ownership Association dues (if applicable). 45-day pricing. Rates subject to change at the time of loan commitment, lock-in or closing. Buyer is subject to qualifications for specific loan terms, primary occupancy, property type, down payment, credit, and underwriting requirements, and/or investor program guidelines. Property restrictions apply. May not be combined with any other available offers or discounts. Not an offer to enter into an interest rate or discount point agreement and any such agreement may only be made in writing signed by both the borrower and the lender. Contact a Pacesetter Homes representative for more information and a list of available homes this offer can be applied to. Offer requires financing through Benchmark Mortgage.