UNIONMAIN HOMES



203 Yaupon Holly St.
Lavon, TX 75166

Featured Home

LAKE BREEZE · LAVON, TX

Kirby Plan · 4 Bed / 3.5 Bath · 3,297 Sq Ft

AVAILABLE NOW

4	3.5	3,297	2	8,971
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT


TWO-STORY LIVING


PRIMARY BATHROOM


GOURMET KITCHEN

Tom Bussinger, New Home Counselor · (214) 764-1359

unionmainhomes.com

Set within Lake Breeze in Lavon, TX, this 3,297 square-foot Kirby plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 3.5 bathrooms, with a 2-car garage, on a 8,971 sq ft homesite facing n. 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 57 — about $3,748/yr less in utility costs than a standard new home.

Top-Rated Community ISD
Nesmith Elementary School (Pre-K - 5), Community Trails Middle School (6-8), Community High School (9-12)

Home Facts

Community	**Lake Breeze**
Builder / Plan	**UnionMain · Kirby**
Bedrooms / Bathrooms	**4 / 3.5**
Living Area	**3,297 Sq Ft**
Stories	**2**
Garage	**2-Car**
Lot Size	**8,971 Sq Ft**
Orientation	**Faces N**
Priced At	**$479,000**

Included Finishes


CABINETRY


COUNTERTOP


FLOORING & TILE


LIGHTING


HARDWARE


FIXTURES

Lake Breeze & Lavon, TX

Lavon offers the charm of lakeside living with easy access to the Dallas-Fort Worth metroplex. Nestled near the shores of Lake Lavon, this close-knit community is known for its scenic beauty, peaceful atmosphere, and family-friendly lifestyle. With growing neighborhoods, strong schools, and wide-open spaces, Lavon is the kind of place where you can slow down, spread out, and truly feel at home.

School Zoning (Community ISD)

Elementary	**Nesmith Elementary School (Pre-K - 5)**
Middle School	**Community Trails Middle School (6-8)**
High School	**Community 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 203 Yaupon Holly St., Lavon, TX 75166.



NEW HOME COUNSELOR
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VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Kirby (B5240)

Two-story open-concept layout · 2-car garage · 8,971 sq ft homesite

3,297	4	3.5	2	2-Car
Total Sq Ft	Bedrooms	Bathrooms	Stories	Garage

Designer Upgrades Included

$46,965 in included value — already reflected in the price

- Study
- Open Railing
- Add Full Bath
- Media Room Upgrade
- Extended Patio Upgrade
- Gourmet Kitchen Upgrade
- Built In Mud Bench Upgrade

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 — Kirby (B5240)



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SECOND FLOOR

Floor Plan — Kirby (B5240)



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