UNIONMAIN HOMES



2260 Aspen Chase Dr.
Royse City, TX 75189

CREEKSIDE · ROYSE CITY, TX

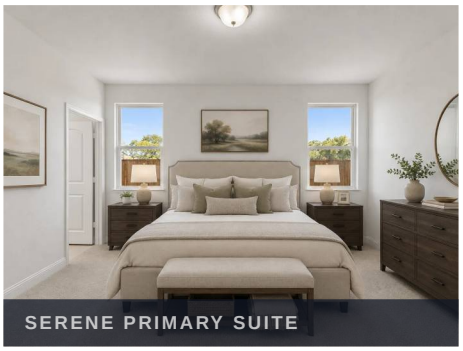
Chisholm Plan · 4 Bed / 2 Bath · 1,709 Sq Ft

AVAILABLE NOW

4	2	1,709	2	4,600
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



REFRESHING KITCHEN



SERENE PRIMARY SUITE



OPEN LIVING

Jasmine Brocks, New Home Counselor · (214) 764-1384

unionmainhomes.com

Set within Creekside in Royse City, TX, this 1,709 square-foot Chisholm plan delivers an open-concept layout built for how families actually live — 4 generously sized bedrooms and 2 bathrooms, with a 2-car garage, on a 4,600 sq ft homesite facing north. 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.

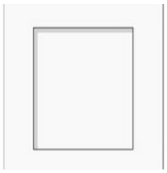
Energy Star Certified
HERS® Index Score of 54 — about $1,938/yr less in utility costs than a standard new home.

Top-Rated Royse City ISD
Glenda Arnold Early Childhood Center, Sara Moss Elementary School (K-5), Ouida Baley Middle School (6-8), Royse City High School (9-12)

Home Facts

Community	**Creekside**
Builder / Plan	**UnionMain · Chisholm**
Bedrooms / Bathrooms	**4 / 2**
Living Area	**1,709 Sq Ft**
Stories	**1**
Garage	**2-Car**
Lot Size	**4,600 Sq Ft**
Orientation	**Faces north**
Priced At	**$299,000**

Included Finishes



CABINETRY



HARDWARE

COUNTERTOP

FLOORING & TILE



LIGHTING

Creekside & Royse City, TX

Royse City offers the perfect blend of small-town charm and big-time potential. Located just east of Rockwall and minutes from Dallas, this growing community combines a relaxed, family-friendly atmosphere with convenient access to the metroplex. With a vibrant downtown, excellent schools, and plenty of room to grow, Royse City is a place where families can put down roots and thrive.

School Zoning (Royse City ISD)

School	**Glenda Arnold Early Childhood Center**
Elementary	**Sara Moss Elementary School (K-5)**
Middle School	**Ouida Baley Middle School (6-8)**
High School	**Royse City 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 2260 Aspen Chase Dr., Royse City, TX 75189.



NEW HOME COUNSELOR
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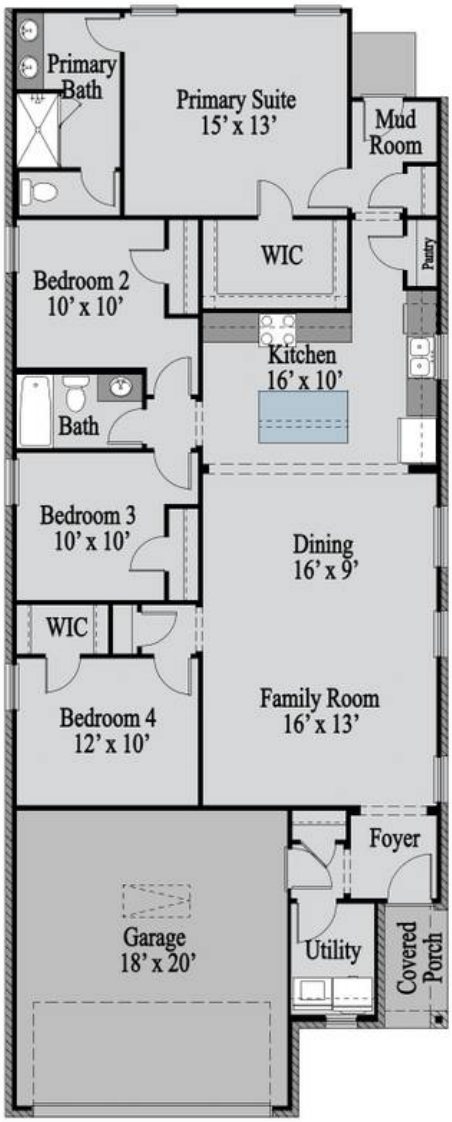
VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Chisholm (3321)

One-story open-concept layout · 2-car garage · 4,600 sq ft homesite

1,709	4	2	1	2-Car
Total Sq Ft	Bedrooms	Bathrooms	Story	Garage



Designer Upgrades Included

$5,615 in included value — already reflected in the price

- Painted Cabinets
- Brasserie Kitchen
- Additional Windows

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.