

UNIONMAIN HOMES

407 Sedgwick Dr.
Fate, TX 75189

EDGEWATER · FATE, TX

Presidio Plan · 5 Bed / 4.5 Bath · 3,668 Sq Ft

AVAILABLE NOW

5	4.5	3,668	3	7,530
BEDROOMS	BATHROOMS	SQUARE FEET	CAR GARAGE	SQ FT LOT



PRIMARY BATH



UPGRADED BATHROOM



GOURMET KITCHEN

Kevin Power, Sales Counselor · (214) 778-3843

unionmainhomes.com

Set within Edgewater in Fate, TX, this 3,668 square-foot Presidio plan delivers an open-concept layout built for how families actually live — 5 generously sized bedrooms and 4.5 bathrooms, with a 3-car garage, on a 7,530 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 54 — about $3,956/yr less in utility costs than a standard new home.

Top-Rated Rockwall ISD & Royse City ISD

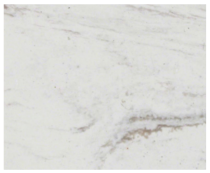
Lupe Garcia Elementary School (PreK-6), Herman E. Utley Middle School (7-8), Rockwall-Heath High School (9-12), Harry H. Herndon Elementary School (K-5), Bobby Summers Middle School (6-8)

Home Facts

Community	**Edgewater**
Builder / Plan	**UnionMain · Presidio**
Bedrooms / Bathrooms	**5 / 4.5**
Living Area	**3,668 Sq Ft**
Stories	**2**
Garage	**3-Car**
Lot Size	**7,530 Sq Ft**
Orientation	**Faces southeast**
Priced At	**$599,000**

Included Finishes

CABINETRY



COUNTERTOP



FLOORING & TILE



LIGHTING



HARDWARE

Edgewater & Fate, TX

Fate is one of Rockwall County's fastest-growing communities, offering a peaceful, family-friendly atmosphere just minutes from the excitement of the Dallas-Fort Worth metroplex. With excellent schools, beautiful parks, and a strong sense of community, Fate is a place where neighbors know each other and families put down roots. It's the perfect mix of small-town living and modern convenience.

School Zoning (Rockwall ISD & Royse City ISD)

Elementary	**Lupe Garcia Elementary School (PreK-6)**
Middle School	**Herman E. Utley Middle School (7-8)**
High School	**Rockwall-Heath High School (9-12)**
Elementary	**Harry H. Herndon Elementary School (K-5)**
Middle School	**Bobby Summers Middle School (6-8)**

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 407 Sedgwick Dr., Fate, TX 75189.



SALES COUNSELOR

Kevin Power

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VIEW FULL LISTING

GET PRE-QUALIFIED

Floor Plan — Presidio (5240)

Two-story open-concept layout · 3-car garage · 7,530 sq ft homesite

3,668	5	4.5	2	3-Car
Total Sq Ft	Bedrooms	Bathrooms	Stories	Garage

Designer Upgrades Included

$76,725 in included value — already reflected in the price

- Study
- Open Railing
- Gourmet Kitchen Upgrade
- Built In Mud Bench Upgrade
- Triple Gliding Door Upgrade
- Primary Closet Door To Utility Upgrade

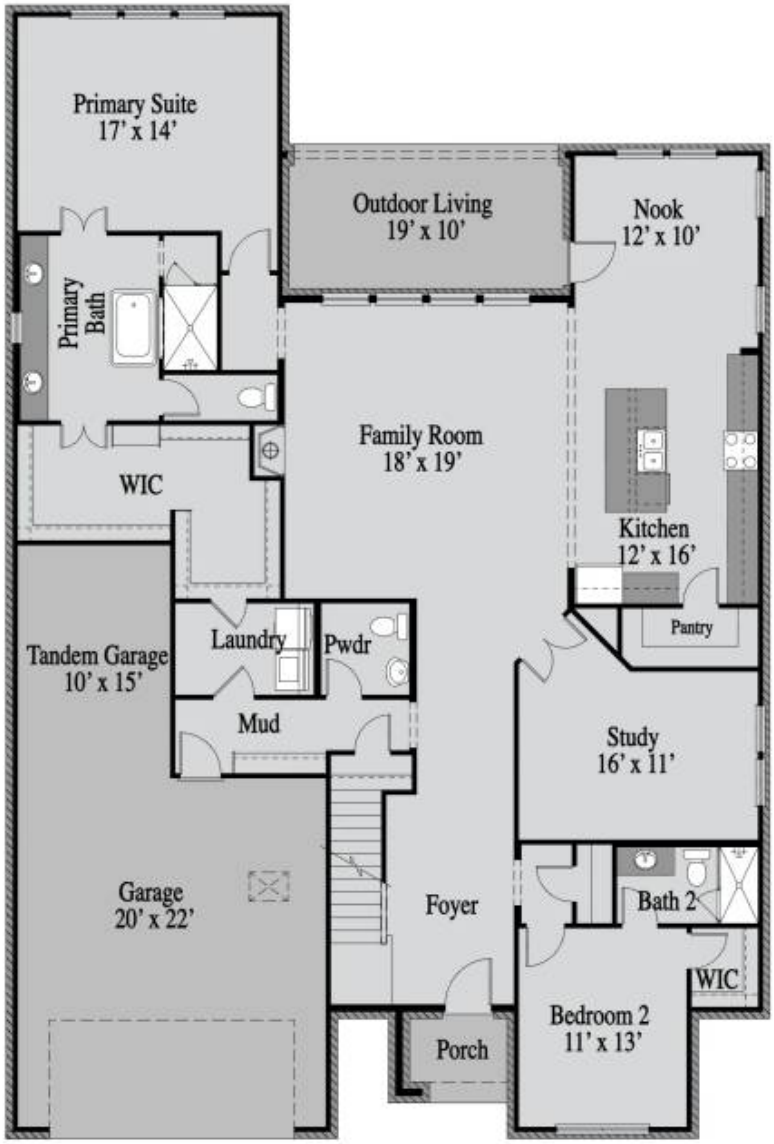
About UnionMain Homes

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 — Presidio (5240)



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SECOND FLOOR

Floor Plan — Presidio (5240)



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