



CADENCE
HOMES



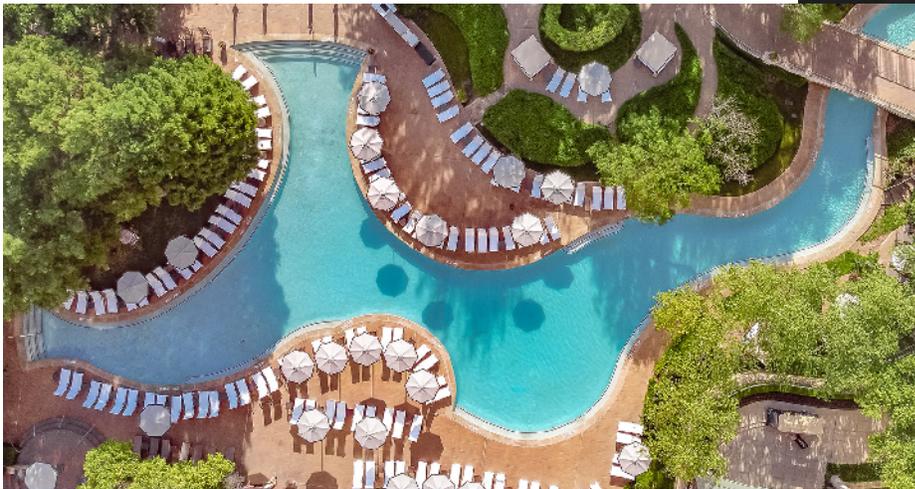
Linkside at Las Colinas Irving, TX

Start Exploring ▼

LINKSIDE AT LAS COLINAS

Irving, TX

Our Luxury, Low-Maintenance Townhomes give Linkside homeowners plenty of time to enjoy all the amenities and activities of Las Colinas, The Nelson Sports & Golf Club*, and The Ritz-Carlton Las Colinas. Members of the club can access two championship golf courses directly adjacent to Linkside: TPC and Cottonwood Valley.



Irving ISD

Farine Elementary School
Travis Middle School
MacArthur High School

CONVENIENTLY LOCATED NEAR

everything

Linkside is directly adjacent to The Nelson Golf & Sports Club, and for a limited time, purchasing a luxury townhome includes a one-year pre-paid social and fitness membership to the Club!* This means you have instant access to a resort-style pool, extensive fitness center, and a social club membership for dining and activities.



EXPLORE

Linkside at Las Colinas

FLOORPLANS



Hogan 3 Bed | 3 Full Baths/ 1 Half Bath | 2,676 SQ FT \$915,990

Palmer 3 Bed | 3 Full Baths/ 2 Half Bath | 2,698 SQ FT \$915,000

Stewart 2 Bed | 2 Full Baths/ 2 Half Bath | 2,758 SQ FT \$915,000

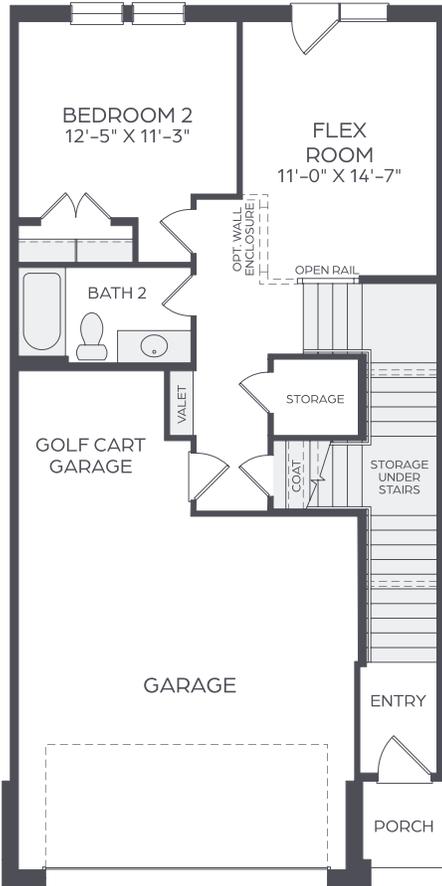
Palmer End 3 Bed | 3 Full Baths/ 2 Half Bath | 2,728 SQ FT \$945,000

Stewart End 2 Bed | 2 Full Baths/ 2 Half Bath | 2,841 SQ FT \$970,000

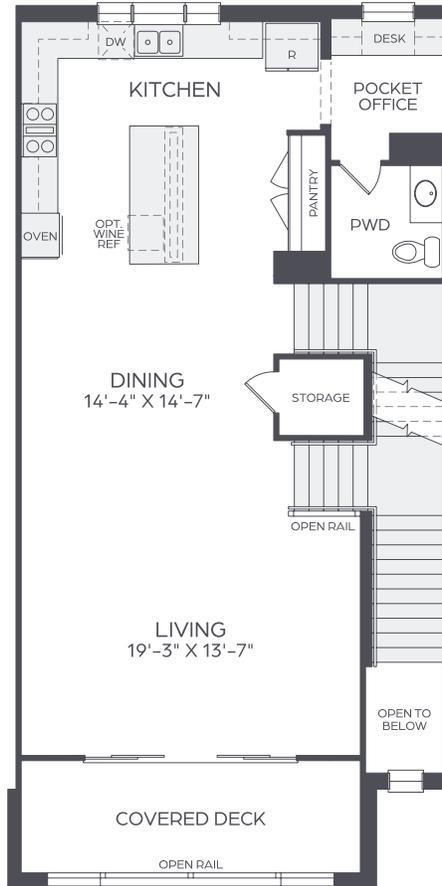
Monthly HOA Fee \$610. Homesite Premiums May Apply.

HOGAN

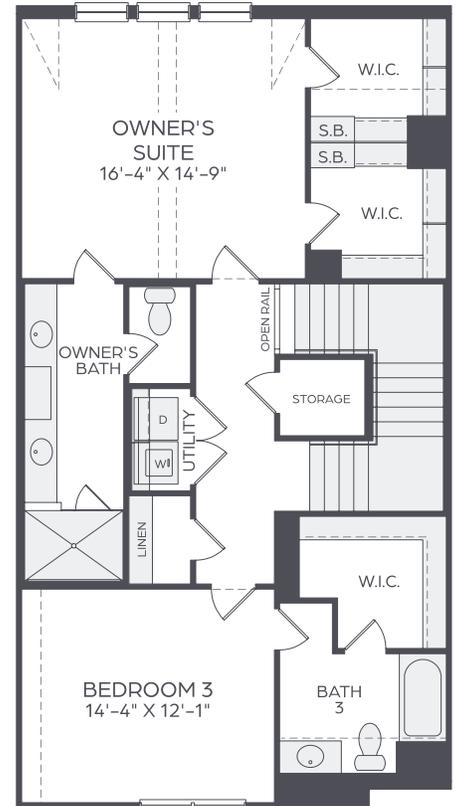
2,676 SQ FT | 3 STORY
3 BED | 3.5 BATH
2 CAR GARAGE



LOWER FLOOR



MAIN FLOOR



UPPER FLOOR



OPT. BEDROOM 4

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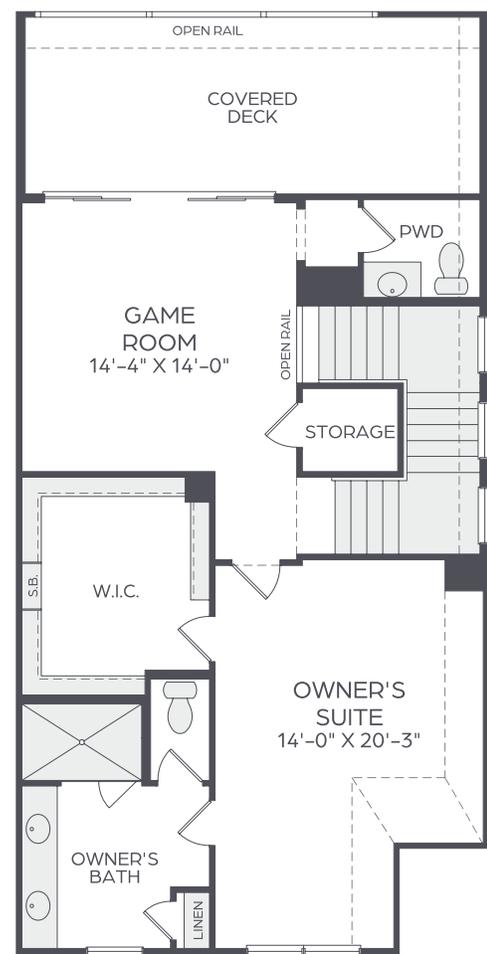
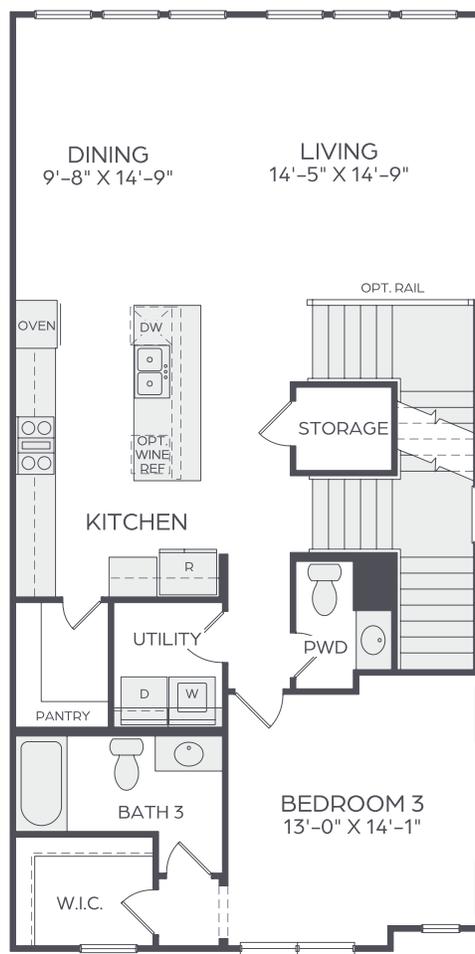
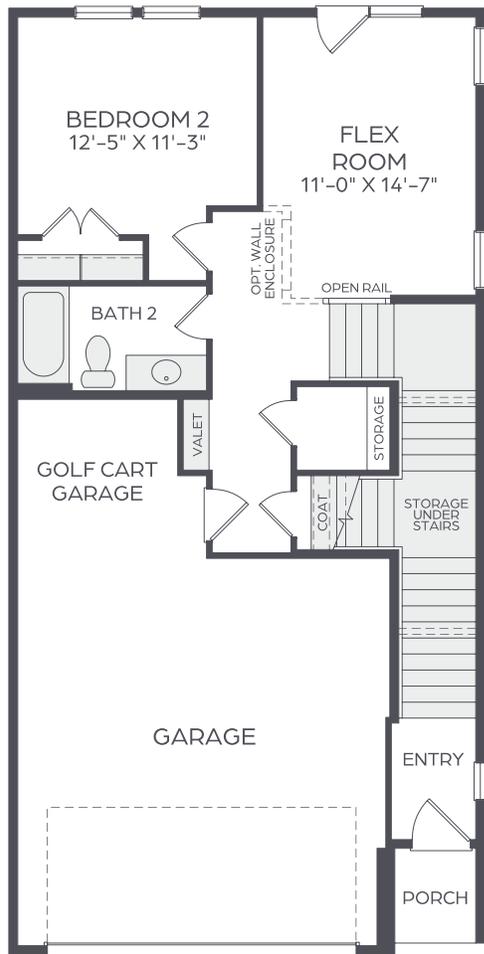


PALMER END

2,696 SQ FT | 3 STORY

3 BED | 3 FULL BATH | 2 HALF BATH

2 CAR GARAGE



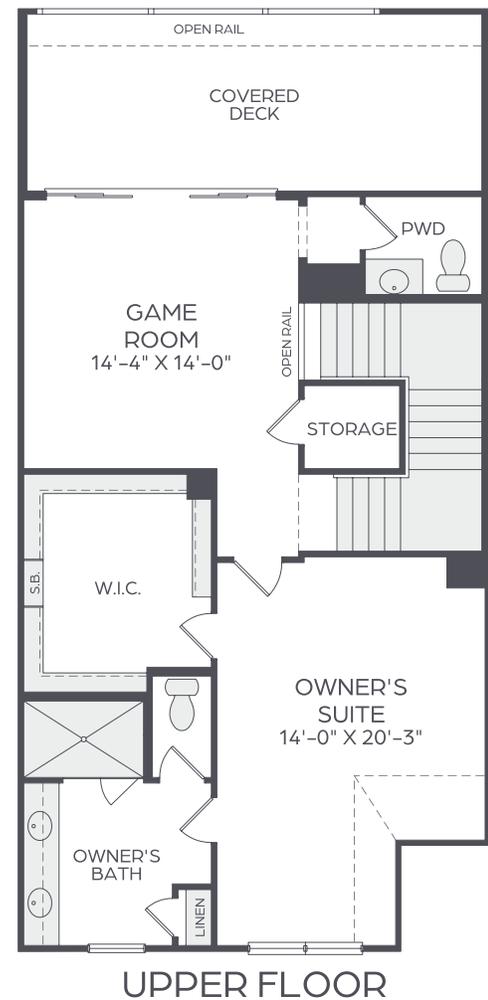
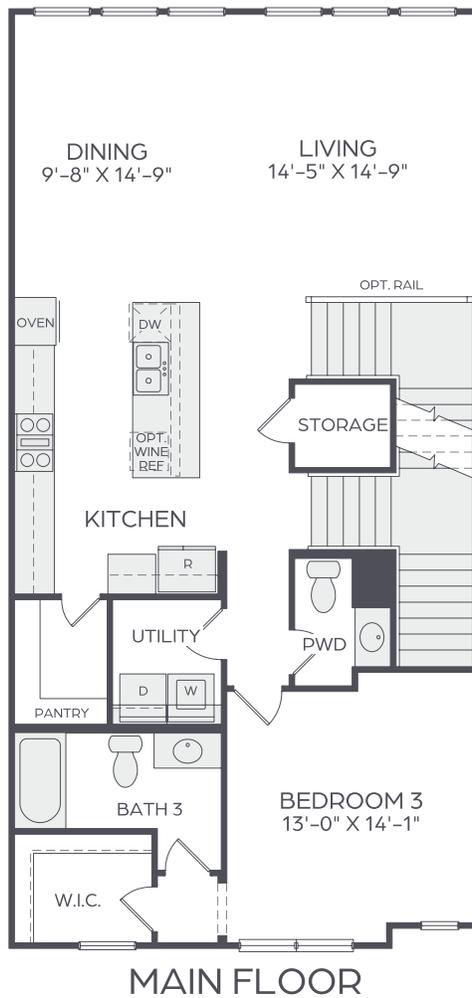
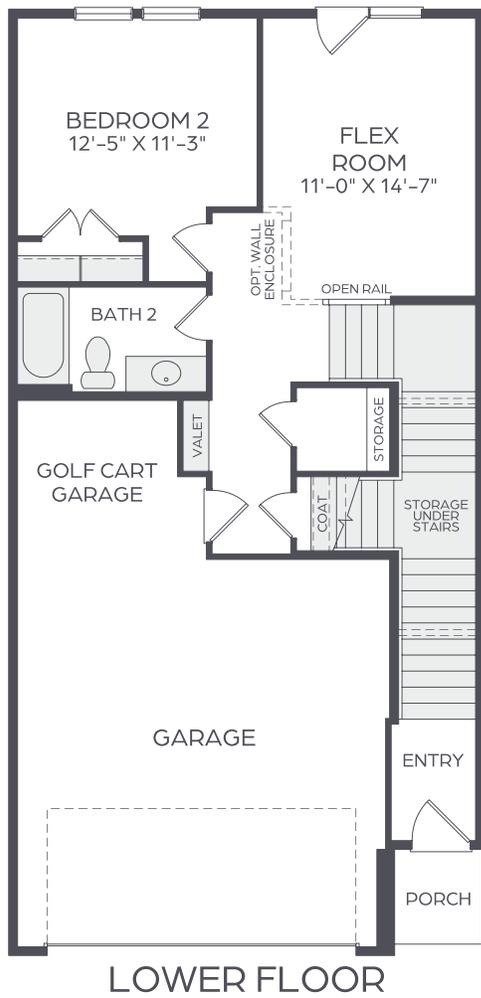
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PALMER

2,667 SQ FT | 3 STORY

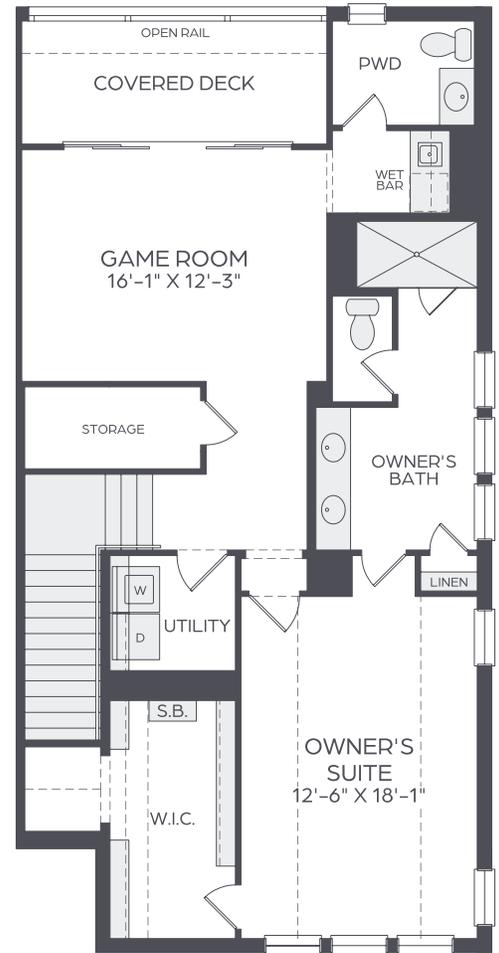
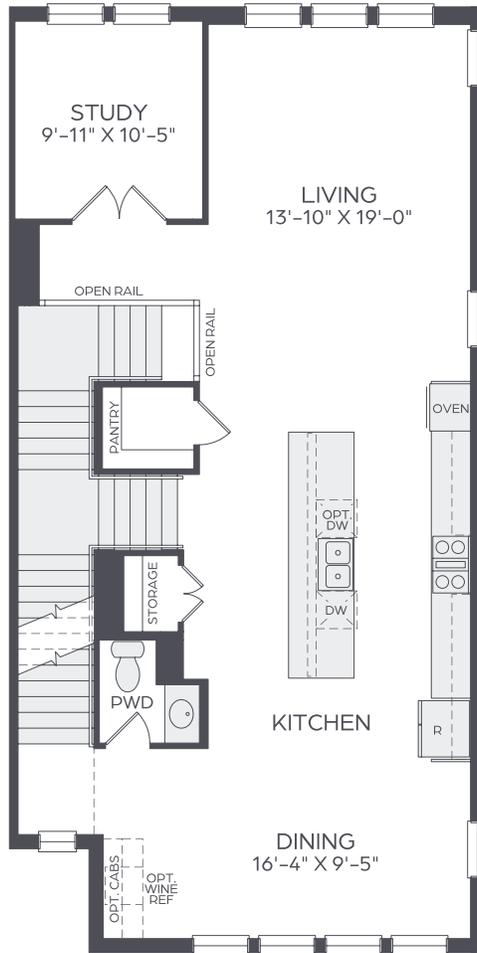
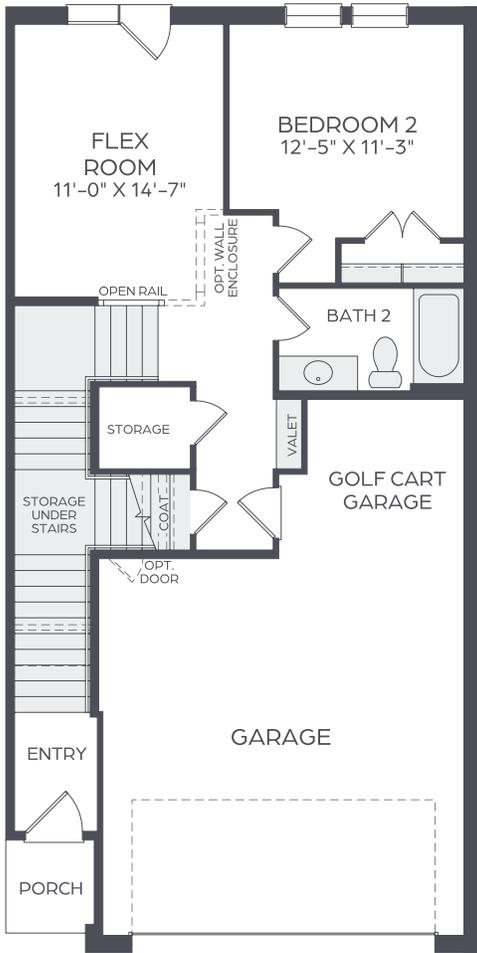
3 BED | 3 FULL BATH | 2 HALF BATH

2 CAR GARAGE

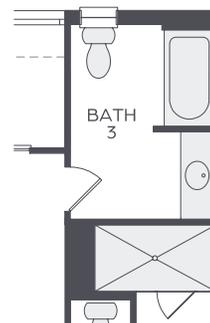


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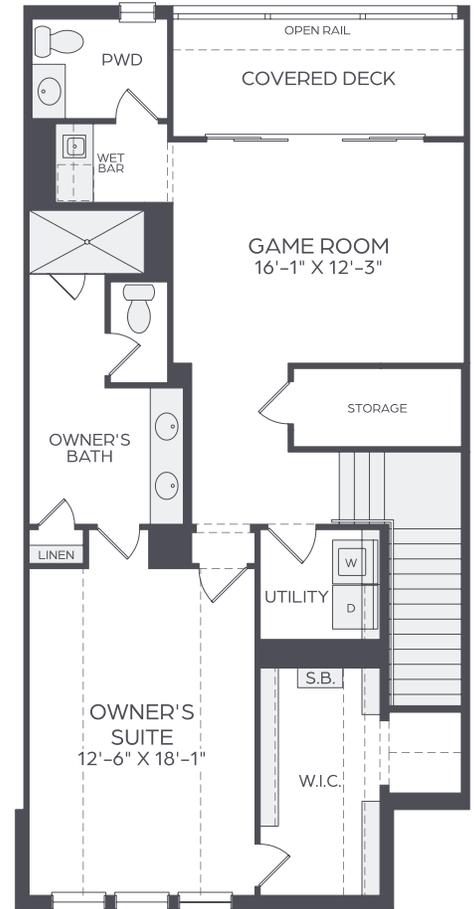
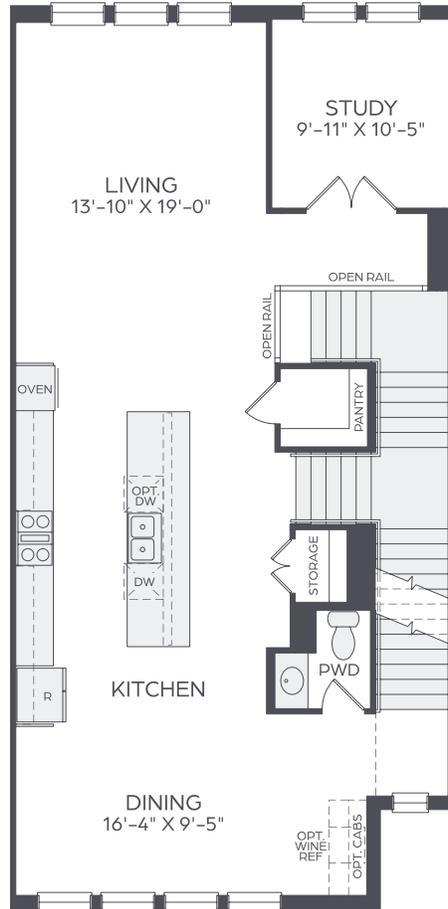
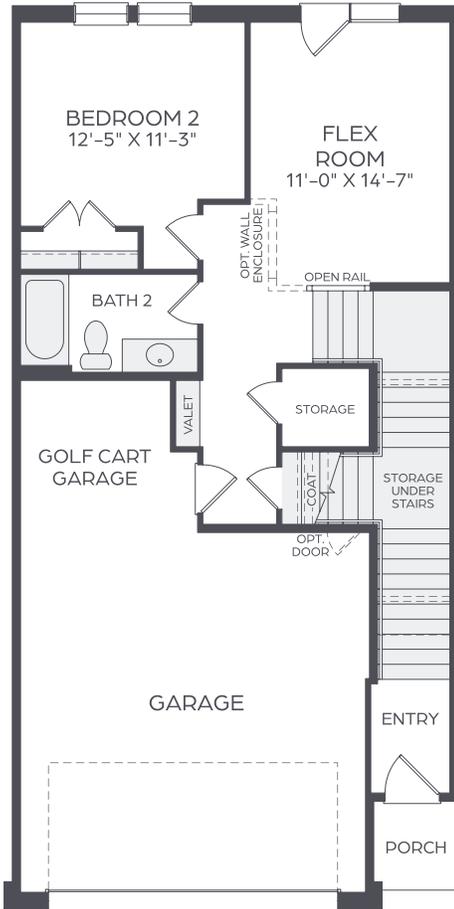
OPT. BEDROOM 3



OPT. BATH 3

STEWART

2,758 SQ FT | 3 STORY
 2 BED | 2 FULL BATH | 2 HALF BATH
 2 CAR GARAGE



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LINKSIDE LAS COLINAS

3-STORY INCLUDED FEATURES



Interior Features

- Stair Treads - full oak hardwood
- Balusters – round ½” metal installed horizontally in satin black with no base plates- Can also be laid vertically
- Firewalls with 2-hour fire rating per home
- Security - Qolsys IQ automation / security hub
- Light “orange peel” texture with Sherwin Williams super paint

Deluxe Kitchens

- 36” Bosch gas cooktop (5 burner) with built in double oven and microwave drawer
- Waterfall edge at Kitchen Island with quartz countertops
- 3 cm quartz countertops in the kitchen
- Pendant lights at kitchen island per plan* (Stewart will have 3 due to size of island)

Luxurious Bathrooms

- Comfort height Toto brand toilets
- Electrical outlet in every washroom area
- Tile to ceiling in owner’s bath and 2nd bath.
- 3 cm quartz countertops in Owner’s Suite bathroom
- 2 cm quartz in bathroom 2
- Delta plumbing fixtures

Electrical

- Charging port for golf cart in third car garage area
- Ceiling fans with light kit in owner’s bedroom, game room, family room and balcony (per plan)
- USB outlets: 2 in owner’s suite bathroom sink area, 1 in valet area, and 1 in kitchen by refrigerator.
- Prewire for elevator

Exterior Features

- 8 ft board on board cedar fencing with gate to include sod and irrigation system.
- Pavers from drive to home- approximately 3 ft
- Slab- Tella Firma
- Aluminum gutters, downspouts and extensions
- Hose bibs- one front and one back
- Insulated Steel garage doors with openers, (2) remotes per operator

Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction

Optional Features

- Additional phone and television pre-wiring
- Car charging port

LINKSIDE LAS COLINAS

3-STORY INCLUDED FEATURES



- Borate treatment at base plates
- Taexx pest defense system in the walls
- PEX plumbing
- ZipWall system
- AdvanTech™ flooring on second floor
- Assistance from professional interior decorator for standard and optional selections at a state-of-the-art design studio

Energy Saving Features

- R-38 blown in ceiling insulation*
- R-13 exterior wall insulation*
- R-22 in sloped ceilings*
- R-11 in shared party walls (double insulation)*
- DensGlass® shaftliner in party wall, providing a two-hour firewall and noise resistance
- 16 SEER performance Armstrong (Lennox International company) HVAC System
- Recirculating tankless hot water heaters
- Blown in batts insulation.
- Low-E double-pane insulated vinyl frame windows
- Zip Wall system
- Insulated garage door
- Ecobee Programmable thermostat with smartphone access
- Cost-effective natural gas heating
- Architectural laminated shingles with limited lifetime manufacturer's warranty

**R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.*

Due to supply chain disruptions, Cadence Homes reserves the right to substitute products and brand names as needed. Any substitution, if necessary, will not impact the overall function of the home and will not impact the energy efficiency of the home. We appreciate you understanding in this ever-changing market. We have many other features to select from. Please see your Community Sales Manager for additional information.

LINKSIDE AT LAS COLINAS

HOA DUES



Homeowners Association Dues:

\$610.00 due monthly on the 1st of each month to HOA

Closing Fees:

\$2,000.00 Working Capital

\$250 Transfer Fee

\$375 Basic Resale Package (options and additional cost can be found on the CondoCerts website)

Included with Dues: All common area maintenance (outdoor grilling area and dog park), common elements insurance coverage, front and back yard maintenance (mowing is scheduled for Mondays), accounting and management of the Association.

Management Company– Neighborhood Management, Inc.
Manager– Amber Sluder

Phone– (972) 359–1548 Ext. 142

Email– customercare@nmitx.com

Resale Certificate (governing documents) – Ordered through NeighborhoodManagement.CondoCerts.com.

Note: Assessments and closing fees are subject to change. All information should be verified through the closing process.

LINKSIDE AT LAS COLINAS

COMMUNITY INFO



HOA & TAX RATE

HOA

Neighborhood
Management, Inc.
Amber Sluder
(972) 359-1548 Ext. 142
customercare@nmitx.com

Tax Rate

The total tax rate is 2.16%

UTILITY PROVIDERS

Electric

TXU - (855) 251-0409

Gas

Atmos - (888) 286-6700

Water & Sewer

City of Irving
(972) 721-2411

Cable & Internet

Spectrum - (877) 757-7431
Verizon - (877) 549-2476

SCHOOL INFORMATION

Irving ISD

<https://www.irvingisd.net/>
(972) 600-5000

Elementary School

Farine Elementary School
615 Metker St
(972) 600-7900

Middle School

Travis Middle Schol
1600 Finley Rd
(972) 600-0100

High School

MacArthur High School
3700 N. MacArthur Blvd
(972) 600-7200

LINKSIDE AT LAS COLINAS SITEMAP



Model Home Address:
4309 Riveria Ln, Irving, TX 75038
CadenceHomesTx.com