



CADENCE
HOMES



Chelsea Commons
Allen, TX

Start Exploring ▼

CHELSEA COMMONS

Allen, TX

Welcome to Chelsea Commons, an exciting new community offering new townhomes in Allen TX. Boasting modern townhomes within a vibrant mixed-use development, Chelsea Commons offers a dynamic lifestyle with a perfect blend of residential, commercial, and recreational amenities.

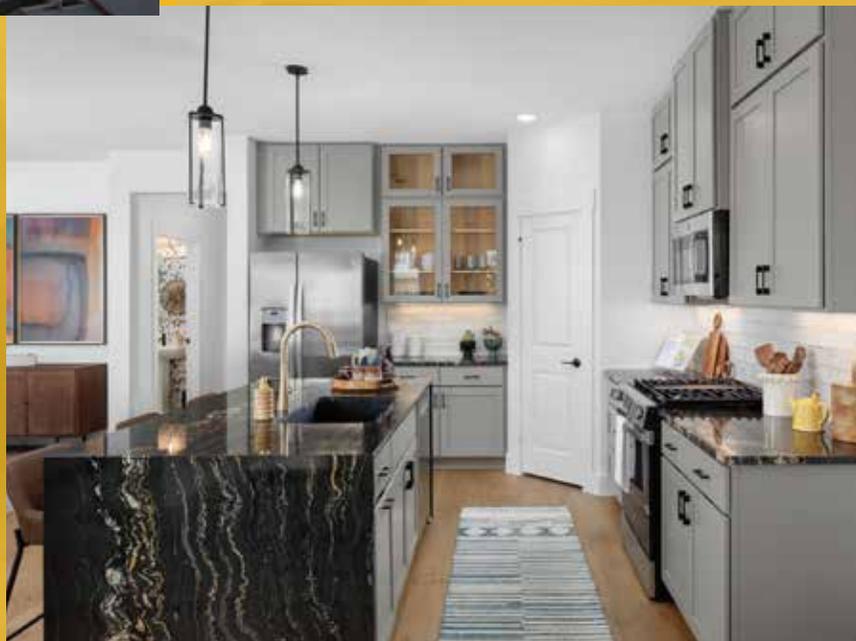


Top Rated
Allen ISD

CONVENIENTLY LOCATED NEAR

everything

With its prime location, modern amenities, and vibrant atmosphere, Chelsea Commons is poised to become the premier destination for those seeking a dynamic and convenient lifestyle in Allen, TX. Come be a part of this exciting community and experience the best that urban living has to offer at Chelsea



EXPLORE

Chelsea Commons

FLOORPLANS

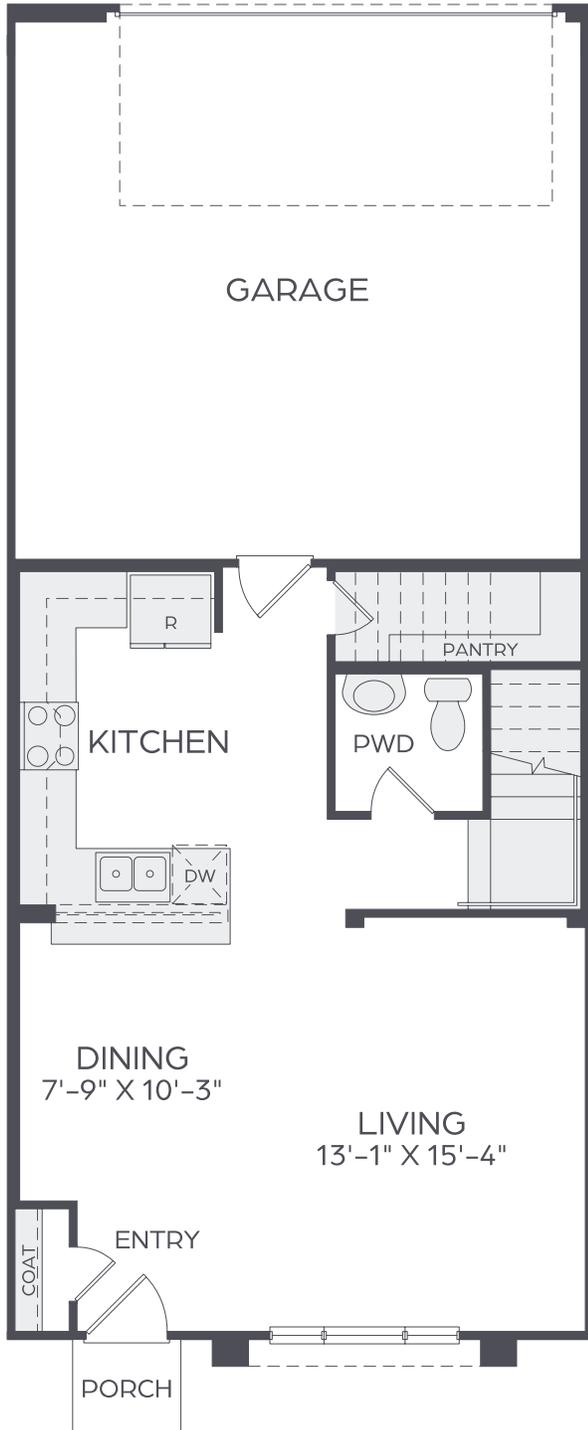


Bella	2 Beds 2.5 Baths 1,569 SQ FT	\$405,990
Julia	3 Beds 2.5 Baths 1,689 SQ FT	\$439,990
Natalie	3 Beds 2.5 Baths 1,844 SQ FT	\$469,990
Sallie	3 Beds 2.5 Baths 2,093 SQ FT	\$508,990
Alexander	3 Beds 2.5 Baths 2,069 SQ FT	\$518,990
Camille MODEL HOME	3 Beds 2.5 Baths 2,249 SQ FT	\$534,990

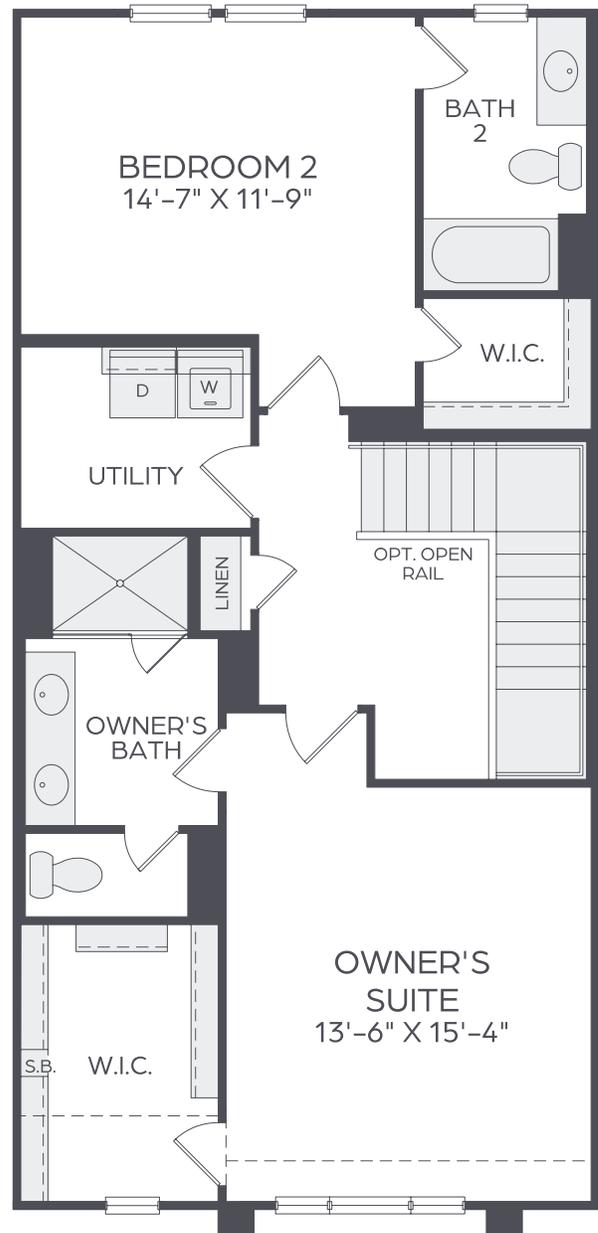
Monthly HOA Fee \$380. Homesite Premiums May Apply.

BELLA I MODERN

1,569 SQ FT | 2 STORY
2 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



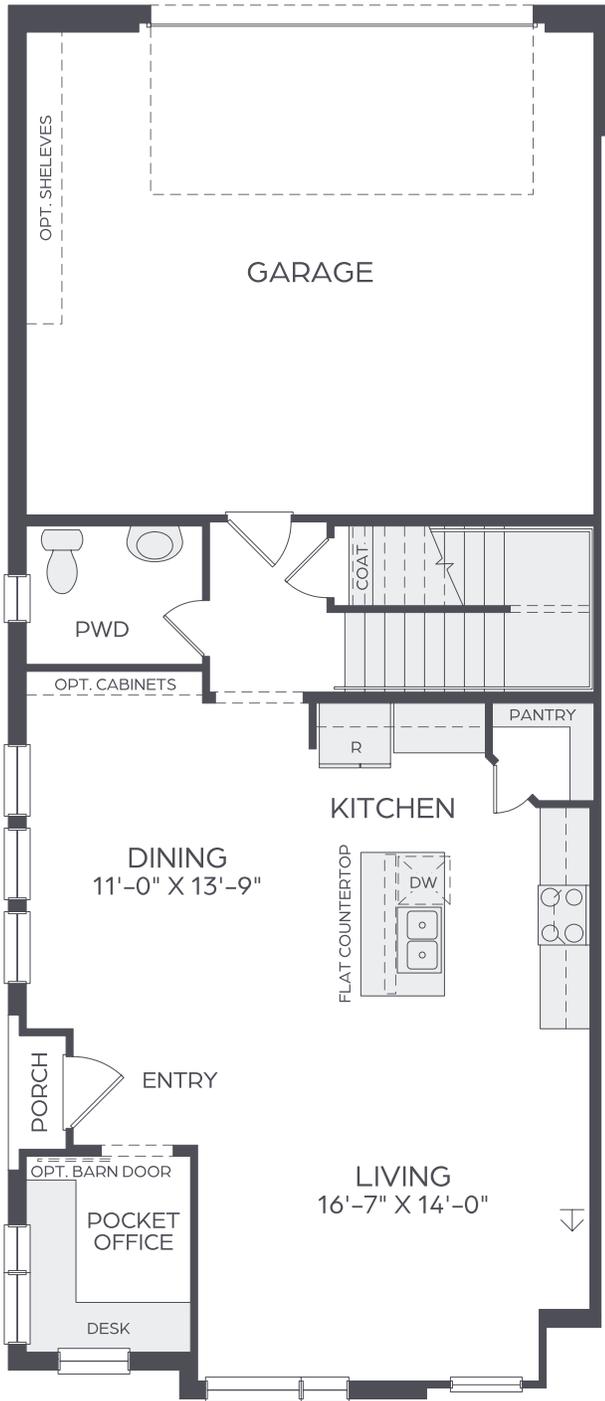
UPPER FLOOR

All dimensions and square footage are approximate and subject to change. Illustrations are artist's conception and not reproductions of original plans. The Cadence Homes policy of continual attention to design and construction requires that specifications, equipment, and dimensions be subject to change without notice. Certain options can change room counts. Please consult Community Sales Manager for details. 03.25

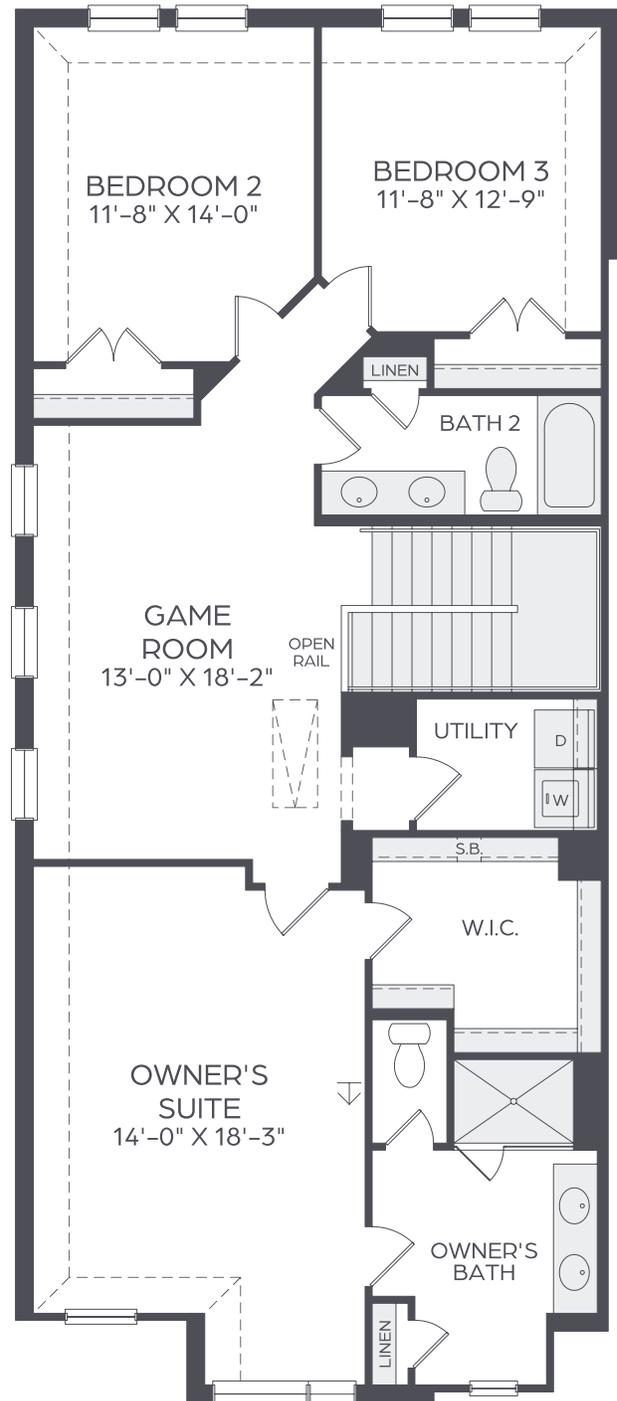


CAMILLE I MODERN

2,244 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

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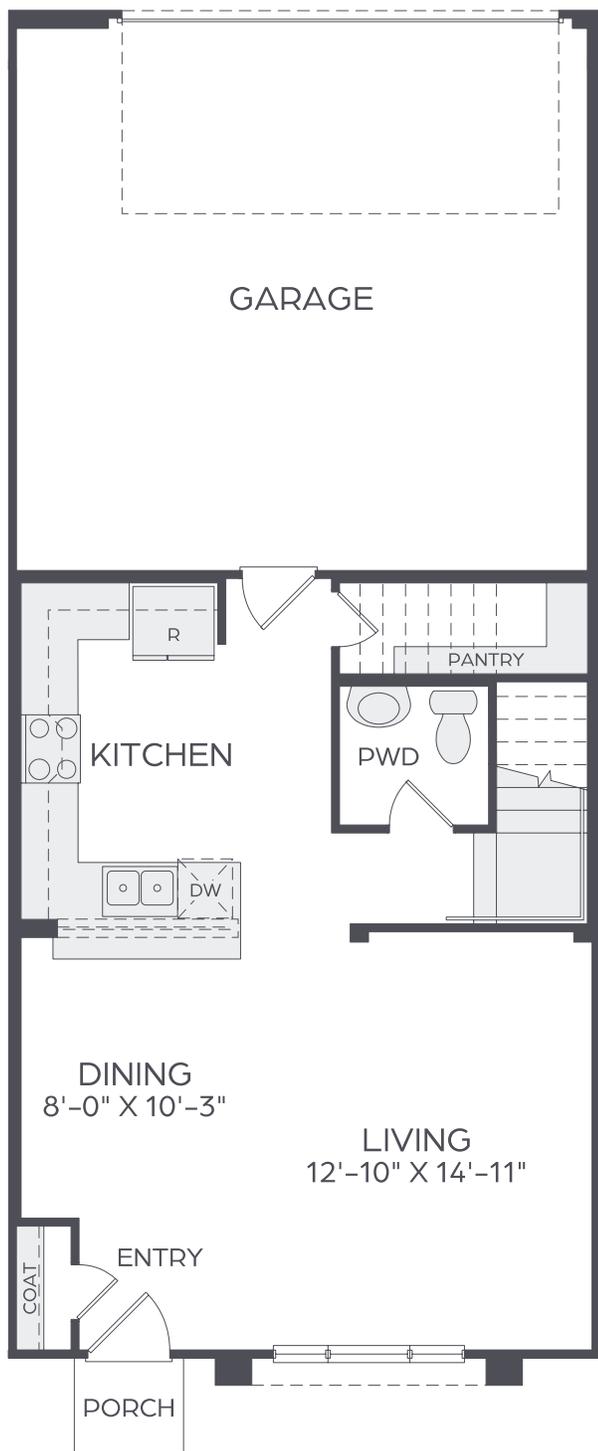
EQUAL HOUSING OPPORTUNITY

JULIA I MODERN

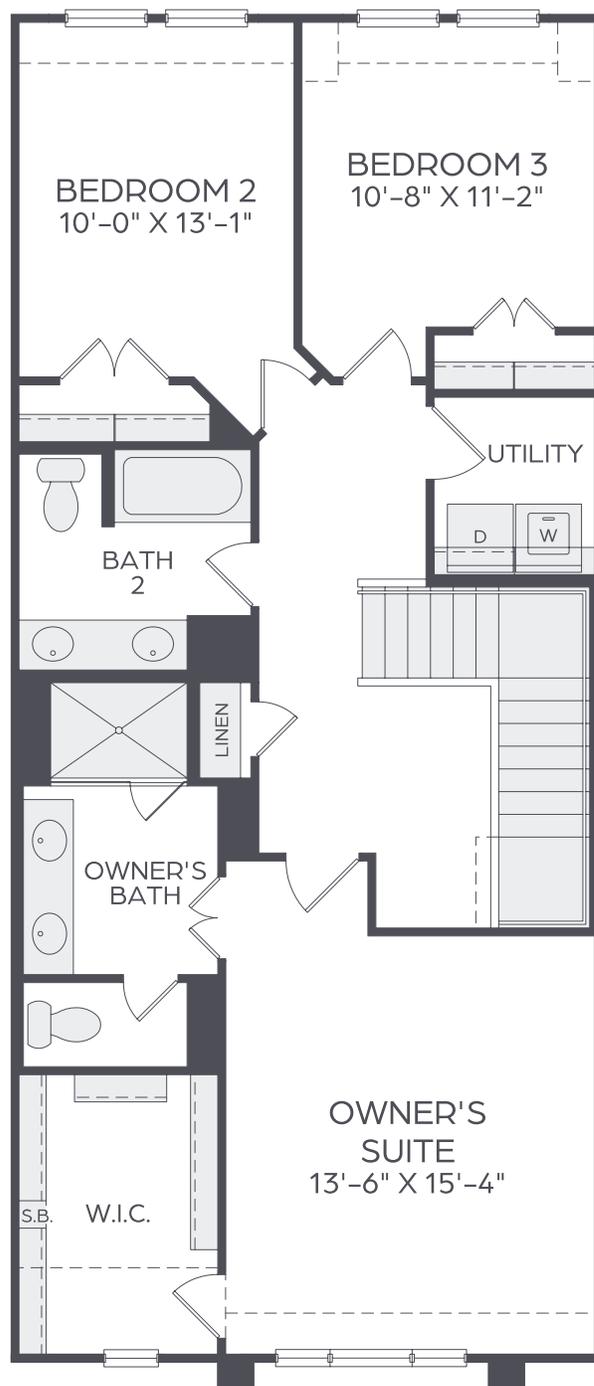
1,689 SQ FT | 2 STORY

3 BED | 2.5 BATH

2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

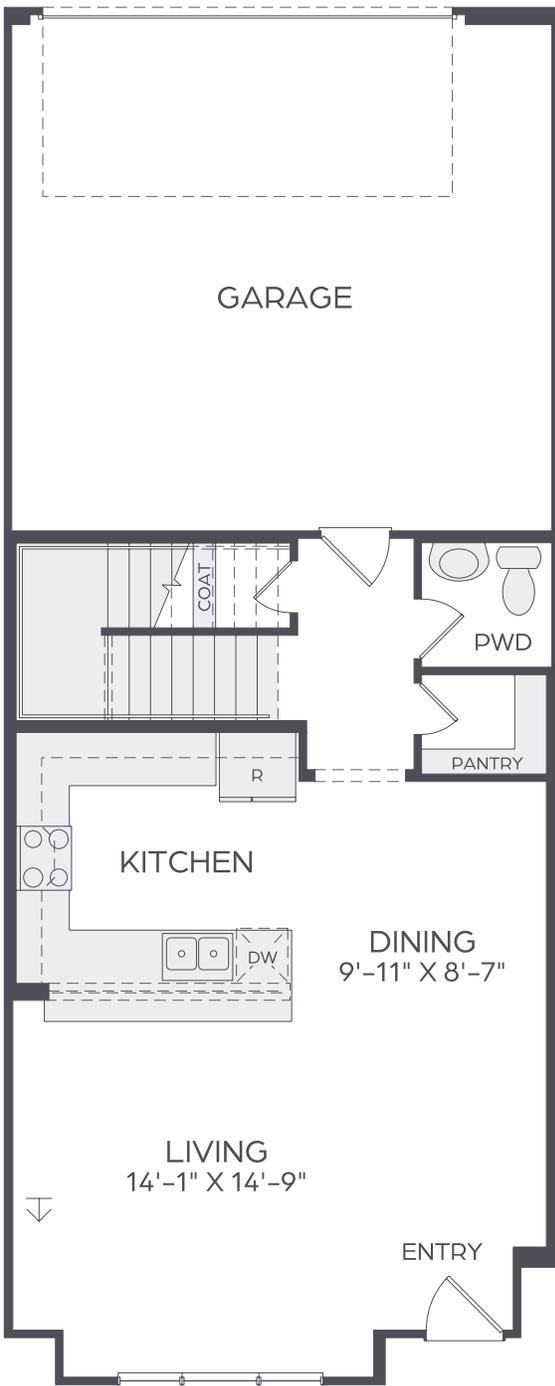
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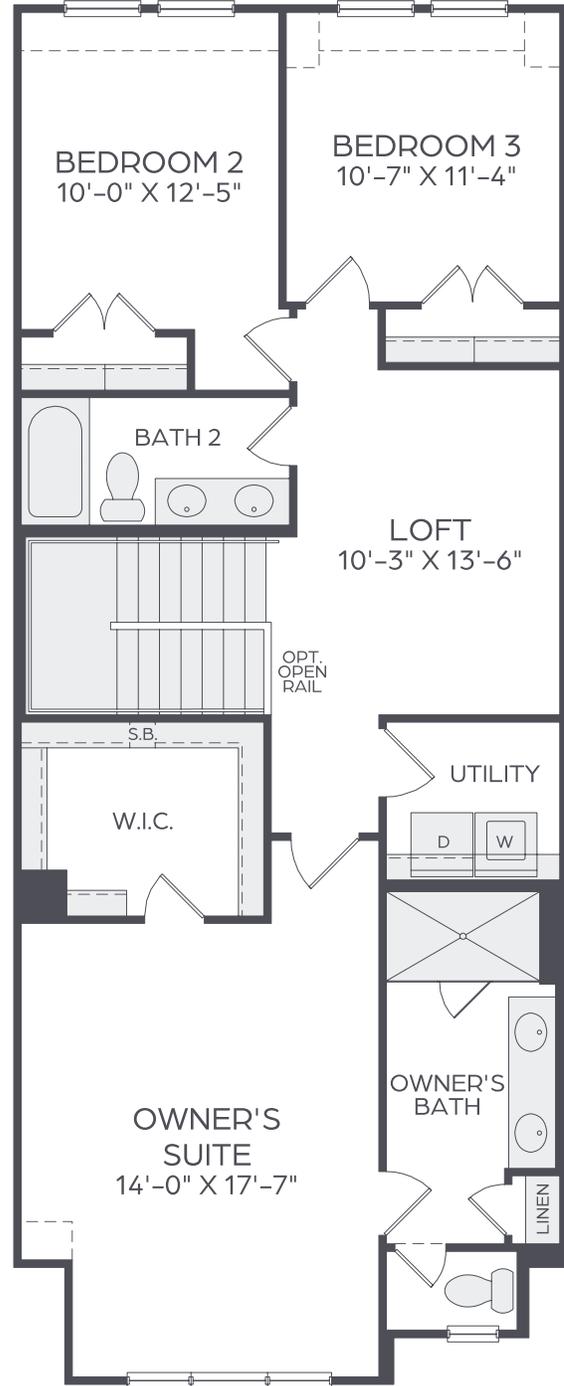
EQUAL HOUSING OPPORTUNITY

NATALIE | MODERN

1,844 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

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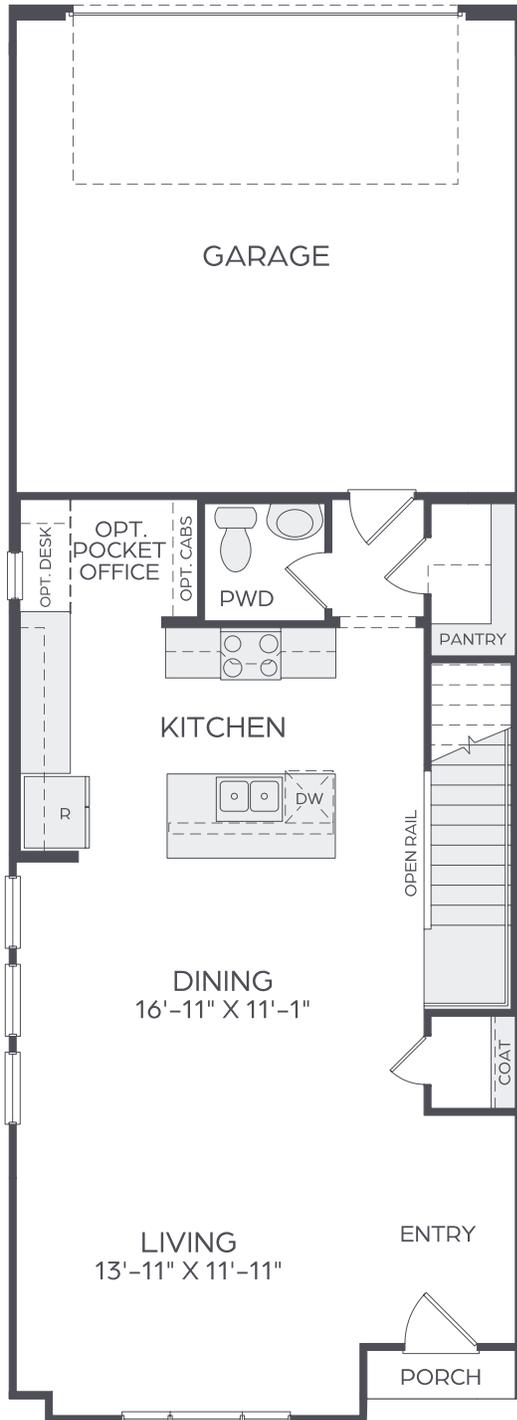
EQUAL HOUSING OPPORTUNITY

SALLIE I MODERN

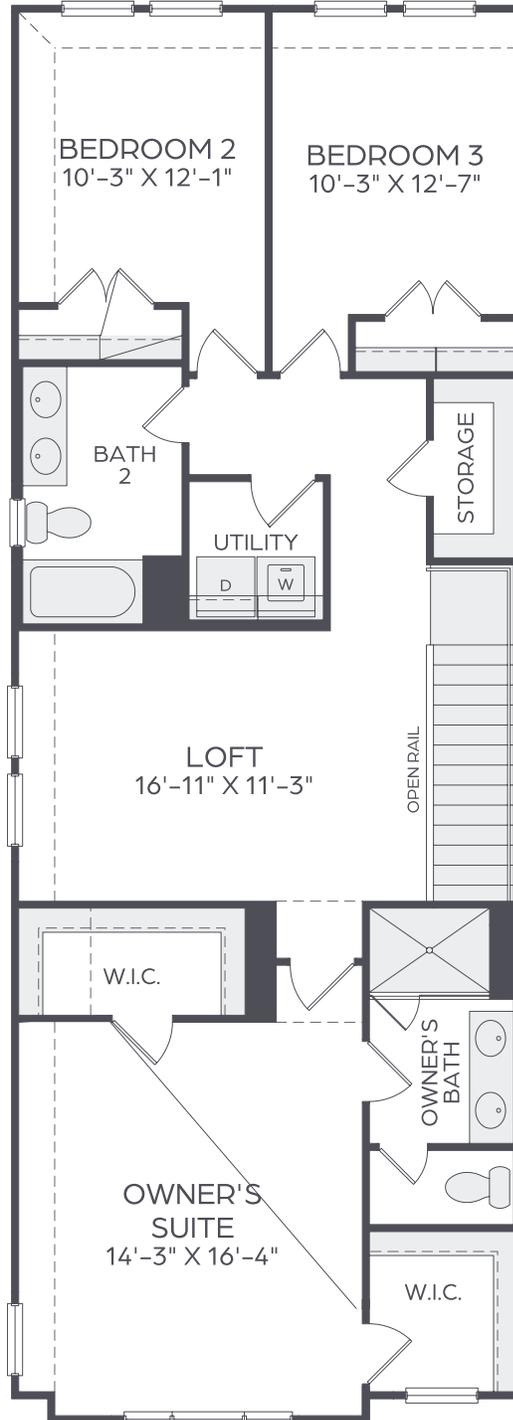
2,093 SQ FT | 2 STORY

3 BED | 2.5 BATH

2 CAR GARAGE



MAIN FLOOR



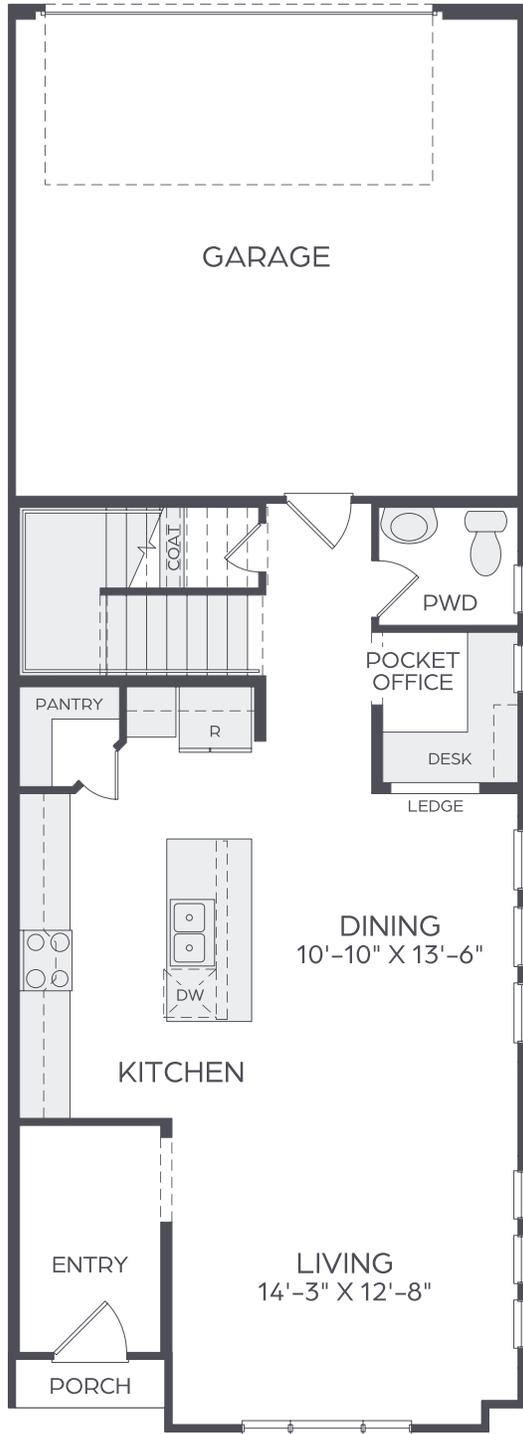
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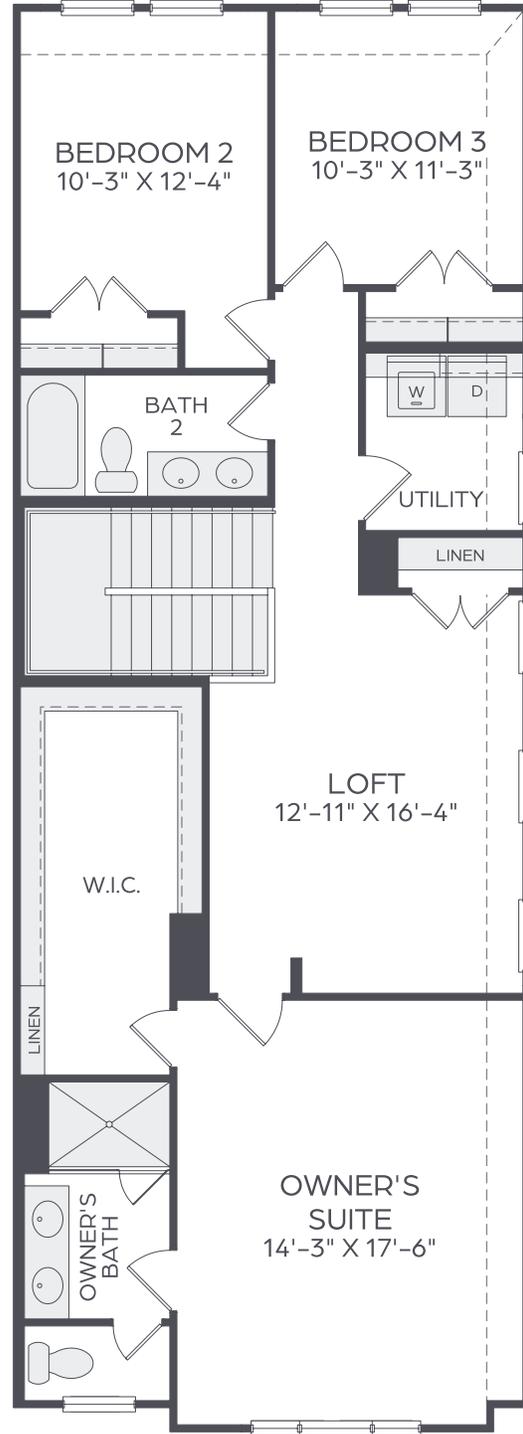


ALEXANDER I MODERN

2,069 SQ FT | 2 STORY
3 BED | 2.5 BATH
2 CAR GARAGE



MAIN FLOOR



UPPER FLOOR

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CHELSEA COMMONS

INCLUDED FEATURES



Interior Features

- Satin nickel finish lighting fixtures
- Kwikset satin nickel doorknobs
- Engineered flooring product on the first floor (per plan)
- Hand-laid ceramic tile in the utility room and baths
- Rounded Sheetrock corners (with the exception of windows)
- Ceiling fans in owner's suite and family room
- Dramatic ceiling heights (per plan)
- Choice of five interior wall paint colors

Deluxe Kitchen

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- 42" flat panel upper cabinets with staggered projections, hidden hinges, full extension drawer glides and crown molding
- Stainless steel GE® appliances
- Five-burner gas range with continuous heavy grate and one-touch self-clean
- Microwave oven vented to the exterior
- Delta pullout single-handle faucet in chrome

Luxurious Bathrooms

- Custom 36" cabinet vanity heights in owner's bath and secondary bathrooms
- Solid surface countertops with porcelain rectangle undermount sinks in owner's bath and secondary baths.
- Double vanities in owner's bath and secondary baths (per plan)
- Over-sized shower in owner's bath with ceramic tile walls and a back-to-back pull-handle on glass door
- Pedestal sink in the powder bath
- High 42" mirrors in owner's bath and secondary baths
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta chrome faucets in all baths

Electrical

- Two outdoor waterproof electrical outlets
- Smoke detectors
- GFCI outlets in kitchen, bathrooms, garage and exterior
- Carbon monoxide detector (per city code)
- Disk lighting in kitchen, utility, pantry, garage and owner's closet (per plan)
- Ceiling fans in owner's suite and family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Decora Rocker switches
- Security System with control panel

Exterior Features

- Schlage handle set in black on front entry door
- Rear-entry garages with steel garage doors
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Sprinkler system maintained by the HOA (per plan)
- Two frost-proof hose bibs one at front; one at back
- HardiePlank® siding, trim and vented soffit panels with 30-year manufacturer warranty

CadenceHomesTX.com

Price, features, floor plans, availability, and promotions are subject to change or termination at anytime without notice. Photography and renderings are for illustrative purposes only. Lot premiums per select homesites. See Community Sales Manager for complete details. Revised: 10.8.2025



CHELSEA COMMONS

INCLUDED FEATURES



Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction
- Borate treatment at base plates
- Taexx pest defense system in the walls
- PEX plumbing
- Interior fire sprinkler system with cabinet cover (location per plan)
- Assistance from professional interior decorator for standard and optional selections at a state-of-the-art design studio

Optional Features

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Countertop upgrades
- Appliance upgrades
- Faucet and lighting upgrades

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
- Rheem tankless hot water heater
- Radiant barrier roof decking (per specs)
- Polyseal™ on all base plates and rough openings

- Low-E double-pane insulated vinyl frame windows
- Programmable thermostat
- 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 homes. We appreciate your understanding in this ever-changing market.

We have many other features to select from.
Please see your Community Sales Manager for additional information.

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HOA DUES



Homeowners Association Dues:

\$380 due Per Month

Closing Fees:

\$650 Working Capital

\$250 Transfer Fee

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

Included with Dues: All common area maintenance, common area insurance coverage, monument upkeep, accounting and management of HOA

Management Company– Neighborhood Management, Inc.

Manager– Ali Antunez

Phone– (972) 359-1548

Email– customercare@nmitx.com

Resale Certificate (governing documents) – Ordered through NeighborhoodManagement.CondoCerts.com. CondoCerts can be contacted at (800) 310-6552.

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

CHELSEA COMMONS

COMMUNITY INFO



HOA & TAX RATE

HOA
Neighborhood
Management, Inc
(972) 359-1548

Tax Rate
The total tax rate is
1.77% per \$100

UTILITY PROVIDERS

Electric
CoServ - (940) 321.7800

Gas
CoServ - (800) 274-4014

Water & Sewer
City of Allen Water & Sewer
(972) 382.3345

Cable & Internet
AT&T Fiber - (469) 203-1601

SCHOOL INFORMATION

Allen ISD
<https://www.allenisd.org/>
(972) 727-0511

Elementary School
Cheatham Elementary
1501 Hopewell Dr
(972) 396-3016

Middle School
CurtisMiddle School
1530 Rivercrest Blvd
(972) 727-0340

High School
Allen High School
300 Rivercrest Blvd
(972) 727-0400

CHELSEA COMMONS

SITEMAP



Model Home Address:
845 Lennox Dr, Allen, TX 75013
CadenceHomesTx.com