



# Trinity Bluff

381 E. Greenbriar, Dallas TX 75203

Price range: \$504K-\$854K



- **What an Awesome Location ---- Work, Shop and Play!**
- Minutes to Bishop Arts District and only 2 Miles to the Center of Downtown Dallas
- Modern Homes of the **highest quality with timeless designs and functionality**
- Modern gas Kitchens with Bosch stylish appliances
- You asked we listened, all homes elevator capable.
- Roof top patios and covered balconies (per plan)
- 2 car garages on all homes
- **1/2 mile to Lake Cliff Park which has 44.5 acres of walking/jogging trails, gardens, picnic tables and more**

## For More Information

**Julie Park**

*Sales Consultant*

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📘 [facebook.com/intownhomes](https://facebook.com/intownhomes)

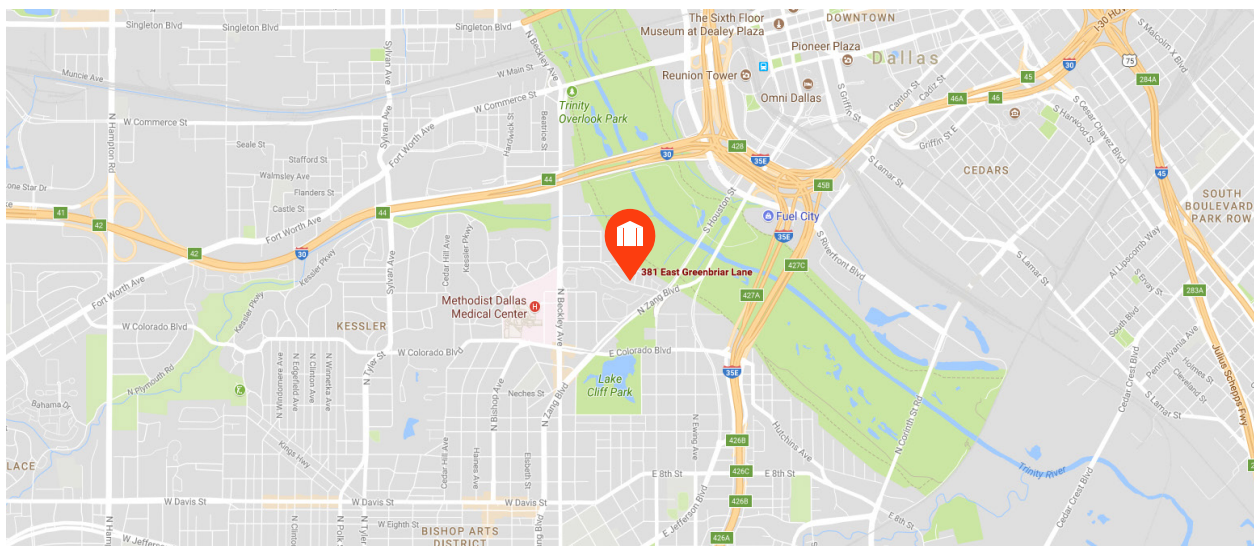
📷 [instagram.com/intownliving](https://instagram.com/intownliving)

## Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

## Location





## Custom Features

### Elegant Exteriors

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- Custom designs from InTown Homes architects
- Modern designs
- Eight-foot mahogany entry door
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- 2-car garage with ample storage space
- Professionally designed landscape package
- Slate style composition shingles
- Energy efficient, double pane windows with Low-E insulated glass

### Inspiring Interiors

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- Wood floors
- Wrought iron spindle
- Five inch base molding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Elegant stairways with hardwood tread
- 10' or 12' ceilings (per plan)
- Game rooms with wet bars (per plan)

### Luxurious Master Suites

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- **Natural Marble** or **Stone** tile floors and shower surrounds
- Six-foot garden tub
- Oversized glass enclosed shower
- Dual vanities with Quartz, Marble or Granite countertops
- Framed mirrors
- Oversized walk-in closets

### Gourmet Kitchens

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- Spacious gourmet kitchens
- **Quartz** or **Granite** countertops
- 42-inch Modern cabinets with stacked cabinets
- **Bosch Stainless** 36" cooktop
- **Bosch Stainless** convection oven
- **Bosch Stainless** microwave
- **Bosch Stainless** fully integrated dishwasher
- **Bosch Stainless** vent hood
- Under mount sinks with garbage disposal
- **Glass, Marble** or **Natural Stone** backsplashes
- Hansgrohe Kitchen faucet
- Recessed can lights with LED bulbs
- Under cabinet lighting

### Quality Construction

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- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room

Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. \*Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017







## Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- **Bosch** or **Rheem**, tank less water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- DOW WEATHERMATE™ weather barrier system
- **Lennox** 16.00 SEER HVAC system with two-stage compressor
- **Lennox Harmony III™ Zone System** - independent zoning of each floor level for controlled comfort and efficiency
- MERV 10 - high performance media air filter
- Programmable thermostats
- Radiant barrier
- Low-E double pane energy efficient vinyl windows (per community)
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint
- **Hansgrohe** plumbing package

## Building Partners



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# 381 E Greenbriar Ln. #1202, Dallas TX 75203

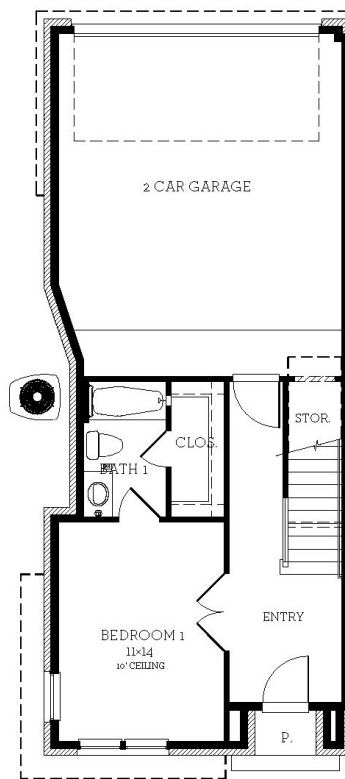
💰 \$504,900

🛏 3 Bedrooms

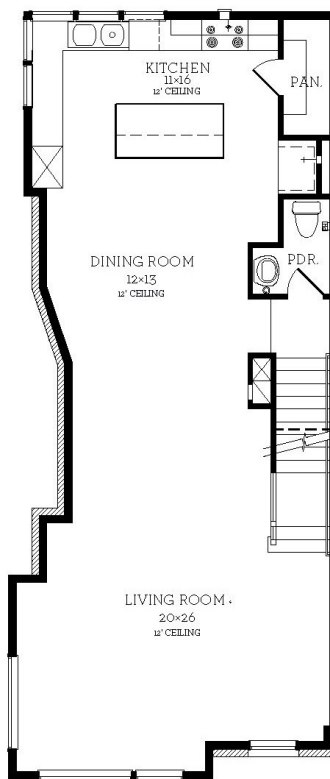
🚿 3.5 Bathrooms

📏 2,200 sqft

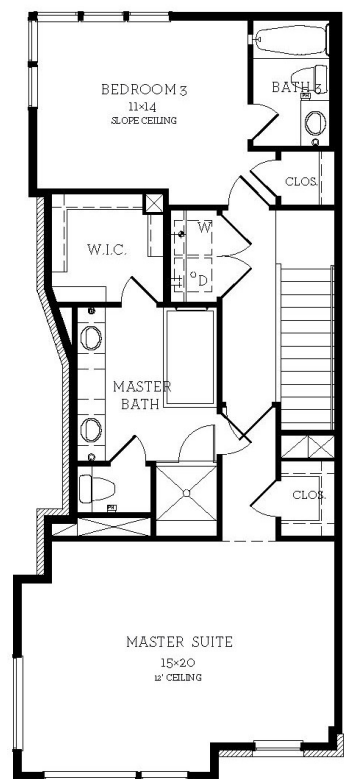
- Living room features multiple windows for lots of natural light
- Wrap around kitchen with sizable pantry
- Great window placement in third bedroom
- Huge, bright Master bedroom



**First Floor**  
398 sqft



**Second Floor**  
901 sqft



**Third Floor**  
901 sqft

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# 381 E Greenbriar Ln. #801, Dallas TX 75203

💰 \$634,900

🛏 3 Bedrooms

🚿 3.5 Bathrooms

📏 2,667 sqft

- Elevator capable
- Wrap around kitchen opens up to dining room
- Balcony with sliding glass doors brings in sunshine
- Enormous walk-in closet in Master bedroom
- Spacious covered roof deck off Game room



**First Floor**  
399 sqft

**Second Floor**  
786 sqft

**Third Floor**  
857 sqft

**Fourth Floor**  
625 sqft

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# 381 E Greenbriar Ln. #101, Dallas TX 75203

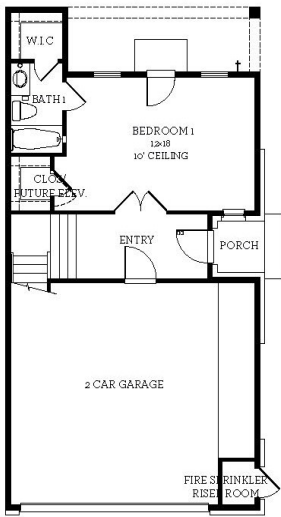
💰 \$854,900

🛏️ 3 Bedrooms

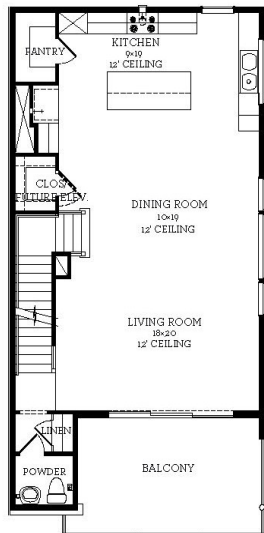
🚿 4.5 Bathrooms

📏 3,116 sqft

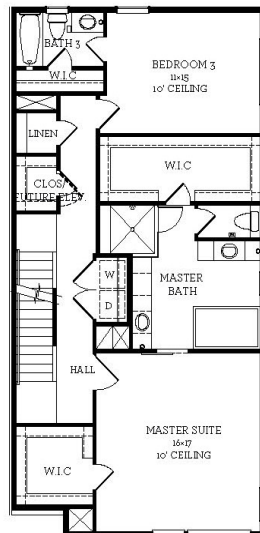
- Large windows off dining room allow for lots of natural light
- Living room leads to balcony with wonderful views
- Master bath features two separate vanities and freestanding tub
- His and hers walk-in closets
- Fourth floor has two balconies!



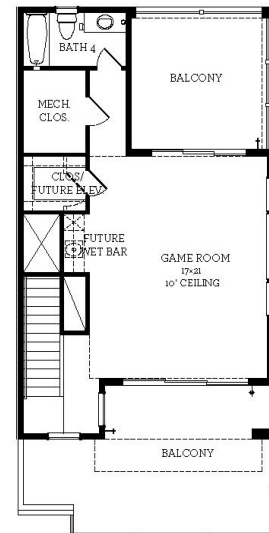
**First Floor**  
440 sqft



**Second Floor**  
912 sqft



**Third Floor**  
1114 sqft



**Fourth Floor**  
650 sqft

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