



# TRINITY BLUFF

## Prime Location

Outstanding Location -- Work, Shop, and Play! Minutes to Bishop Arts District and Downtown Dallas

## Modern Living

Modern Homes with timeless designs and functionality

## Luxury Suites

Exquisite Primary Suites with custom boutique-style dream closets

## Premium Appliances

Sleek Stainless Steel Bosch appliances

Texas premier home builder since 1980.

[IntownHomes.com](http://IntownHomes.com)

## Outdoor Enjoyment

Roof top patios and covered balconies (per plan)

## Gated Comfort


Comfort of a fully gated community – 60 homes total (ALL elevator capable!)

## Nearby Recreation

1/2 mile to Lake Cliff Park which has 44.5 acres of walking/jogging trails, gardens, picnic tables and more

## FOR MORE INFORMATION

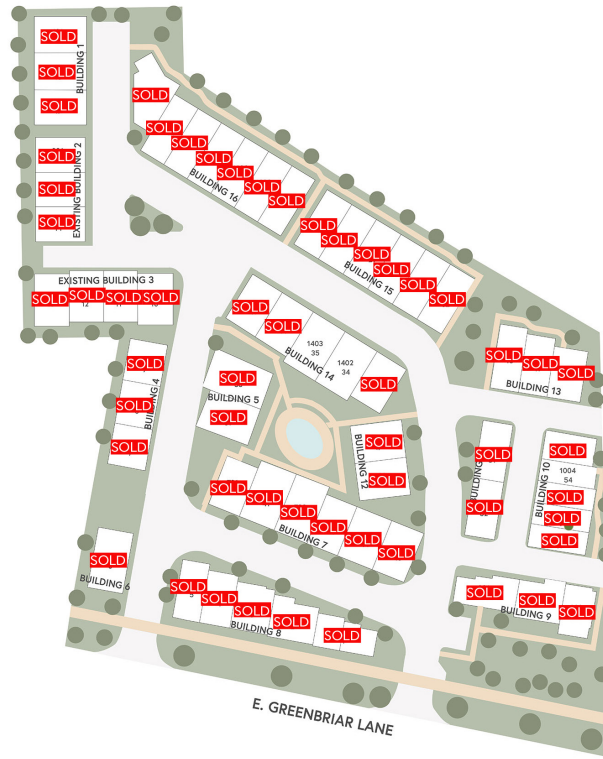
**Denise Palmer**  
Sales Consultant

 214-551-7121

 [denisep@intownhomes.com](mailto:denisep@intownhomes.com)

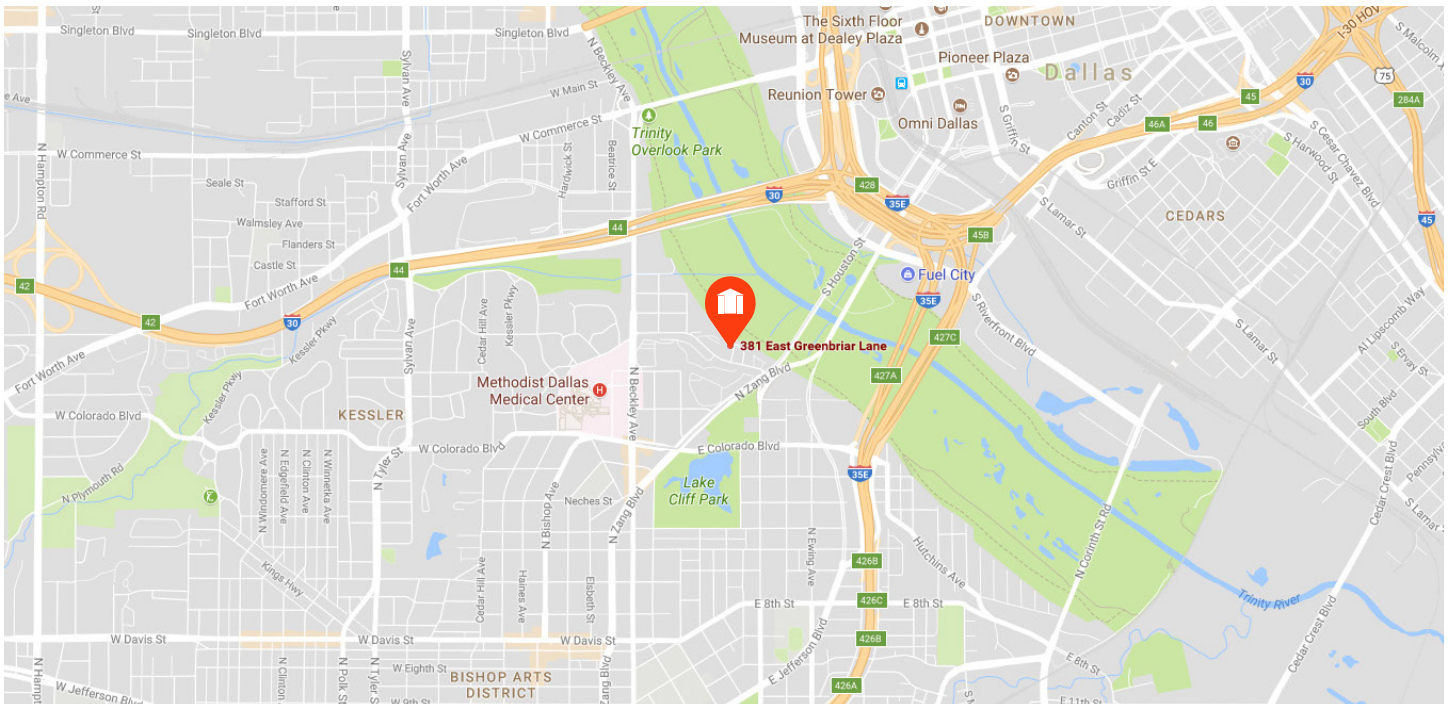


# SITE PLAN



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

# LOCATION



# CUSTOM FEATURES



## Elegant Exteriors

- ✓ Inspiring Custom designs from InTown Homes architects
- ✓ Modern architecture
- ✓ 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

- ✓ Wood and carpet options for flooring
- ✓ Wrought iron spindle
- ✓ Modern base molding throughout home
- ✓ Eight-foot raised panel interior doors
- ✓ Optional private residential elevator\*
- ✓ Elegant stairways with hardwood treads
- ✓ 10' or 12' ceilings (per plan)
- ✓ Game rooms with wet bars (per plan)

## Luxurious Master Suites

- ✓ Beautiful tile floors and shower surrounds\*
- ✓ Six-foot drop-in or free-standing tub options
- ✓ Oversized glass enclosed shower
- ✓ Shower head + hand held shower combo
- ✓ Framed mirrors
- ✓ Oversized boutique-style dream closets
- ✓ Metal rods and pull-down racks for additional clothing storage

## Gourmet Kitchens

- ✓ Spacious gourmet kitchens
- ✓ Quartz or Granite countertops
- ✓ 42-inch Modern cabinets with contemporary, traditional, or transitional styles
- ✓ Bosch Stainless 36" gas cooktop
- ✓ Bosch Stainless convection oven
- ✓ Bosch Stainless microwave
- ✓ Bosch Stainless fully integrated dishwasher
- ✓ Bosch Stainless vent hood
- ✓ Under mount stainless steel sinks with garbage disposal
- ✓ Marble, Natural Stone, or Porcelain backsplash
- ✓ Hansgrohe Kitchen faucet
- ✓ Under cabinet lighting

## Quality Construction

- ✓ 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 2025





### 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
- ✓ 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
- ✓ DOW WEATHERMATE™ weather barrier system
- ✓ Lennox 16.00 SEER HVAC system with two-stage compressor
- ✓ Lennox 16.00 SEER 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 vinyl windows (per community)
- ✓ Energy Star® appliances
- ✓ Duct blaster and blower door testing
- ✓ Low VOC paint
- ✓ Hansgrohe plumbing package

## BUILDING PARTNERS



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 2025

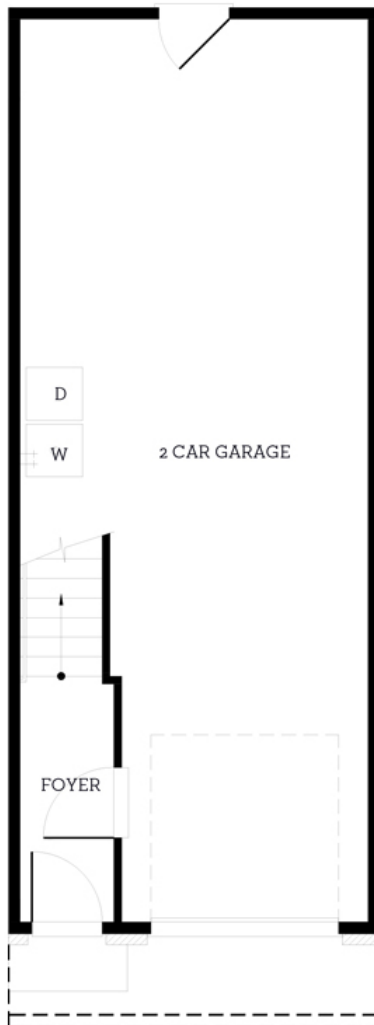


# 381 E Greenbriar Lane #1004

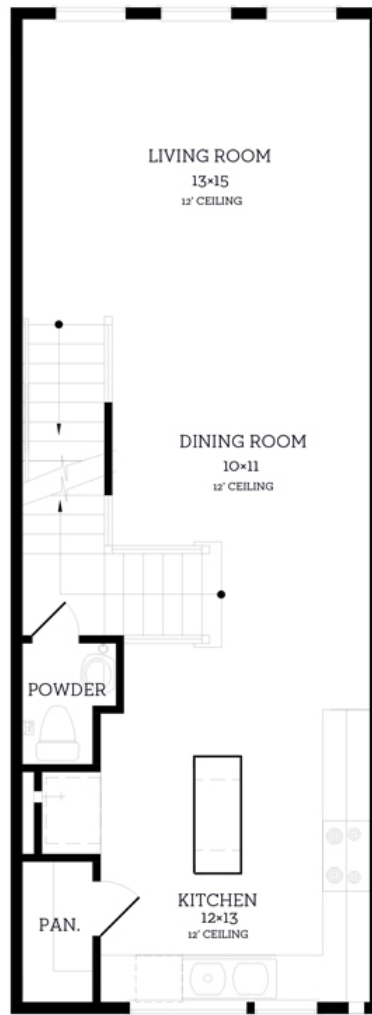


1,288 Sqft 2 Beds 2.5 Baths \$485,000

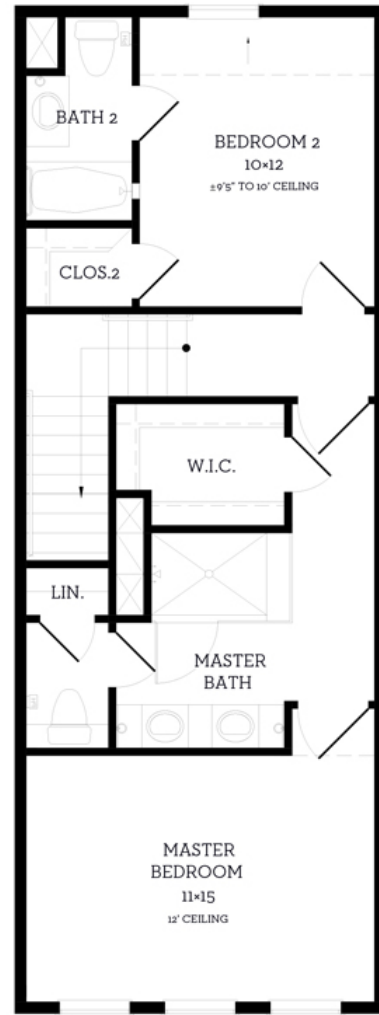
- ✓ Great Luxury Living Executive 2 bedroom
- ✓ Open Concept with soaring ceilings
- ✓ Tandem Garage w/ Lots of Storage Space
- ✓ MOVE-IN READY!
- ✓ Includes roll-down shades



**First Floor**  
42 sq.ft.



**Second Floor**  
623 sq.ft.



**Third Floor**  
623 sq.ft.

All prices, features and plans are subject to change without notice. Square footage is approximate. 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, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2025



# 381 E Greenbriar Lane #1402



3,059 Sqft 3 Beds 3.5 Baths \$798,000

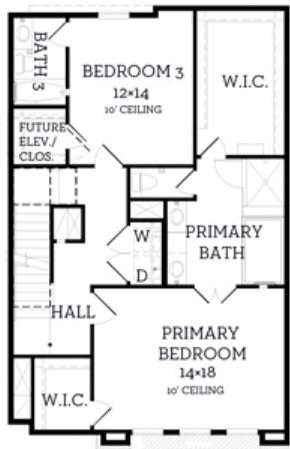
- ✓ DOWNTOWN VIEWS - CORNER UNIT
- ✓ Elevator Capable
- ✓ 3rd floor all owner's suite
- ✓ Sleek SS Bosch appliances included in kitchen
- ✓ Soaring 10ft & 12ft ceilings throughout
- ✓ Oversized 7x12 covered 4th-level Balcony



**First Floor**  
490 sq.ft.



**Second Floor**  
948 sq.ft.



**Third Floor**  
1022 sq.ft.



**Fourth Floor**  
599 sq.ft.

All prices, features and plans are subject to change without notice. Square footage is approximate. 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, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2025



# 381 E Greenbriar Lane #1403



3,059 Sqft 3 Beds 3.5 Baths \$799,900

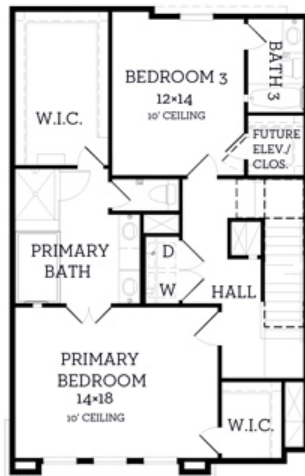
- ✓ DOWNTOWN VIEWS - CORNER UNIT
- ✓ Elevator Capable
- ✓ 3rd floor all owner's suite
- ✓ Sleek SS Bosch appliances included in kitchen
- ✓ Soaring 10ft & 12ft ceilings throughout
- ✓ Oversized 7x12 covered 4th-level Balcony



**First Floor**  
490 sq.ft.



**Second Floor**  
948 sq.ft.



**Third Floor**  
1022 sq.ft.



**Fourth Floor**  
599 sq.ft.

All prices, features and plans are subject to change without notice. Square footage is approximate. 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, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2025



