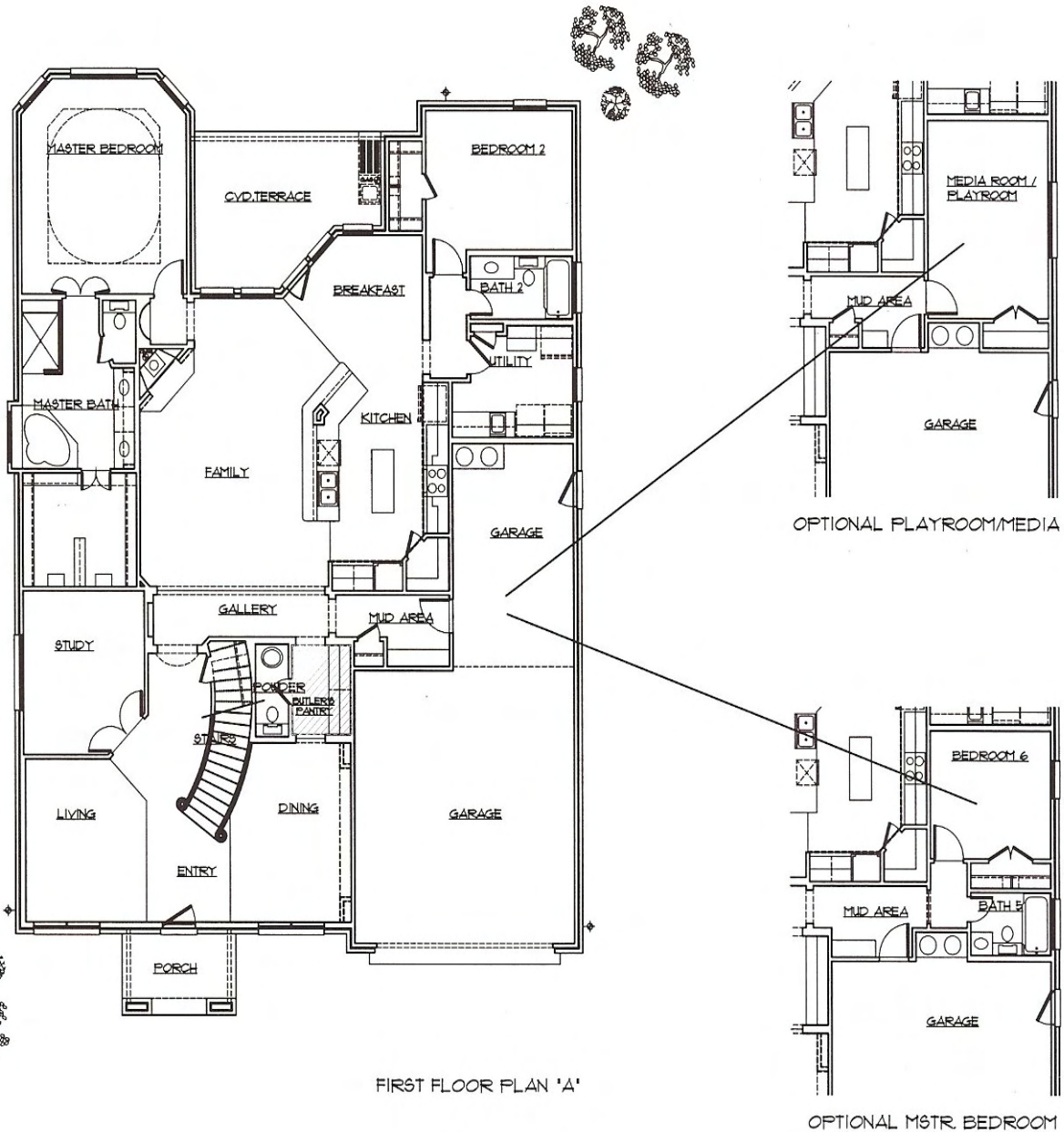


Homes of Distinction Series



GRAND PALENCIA



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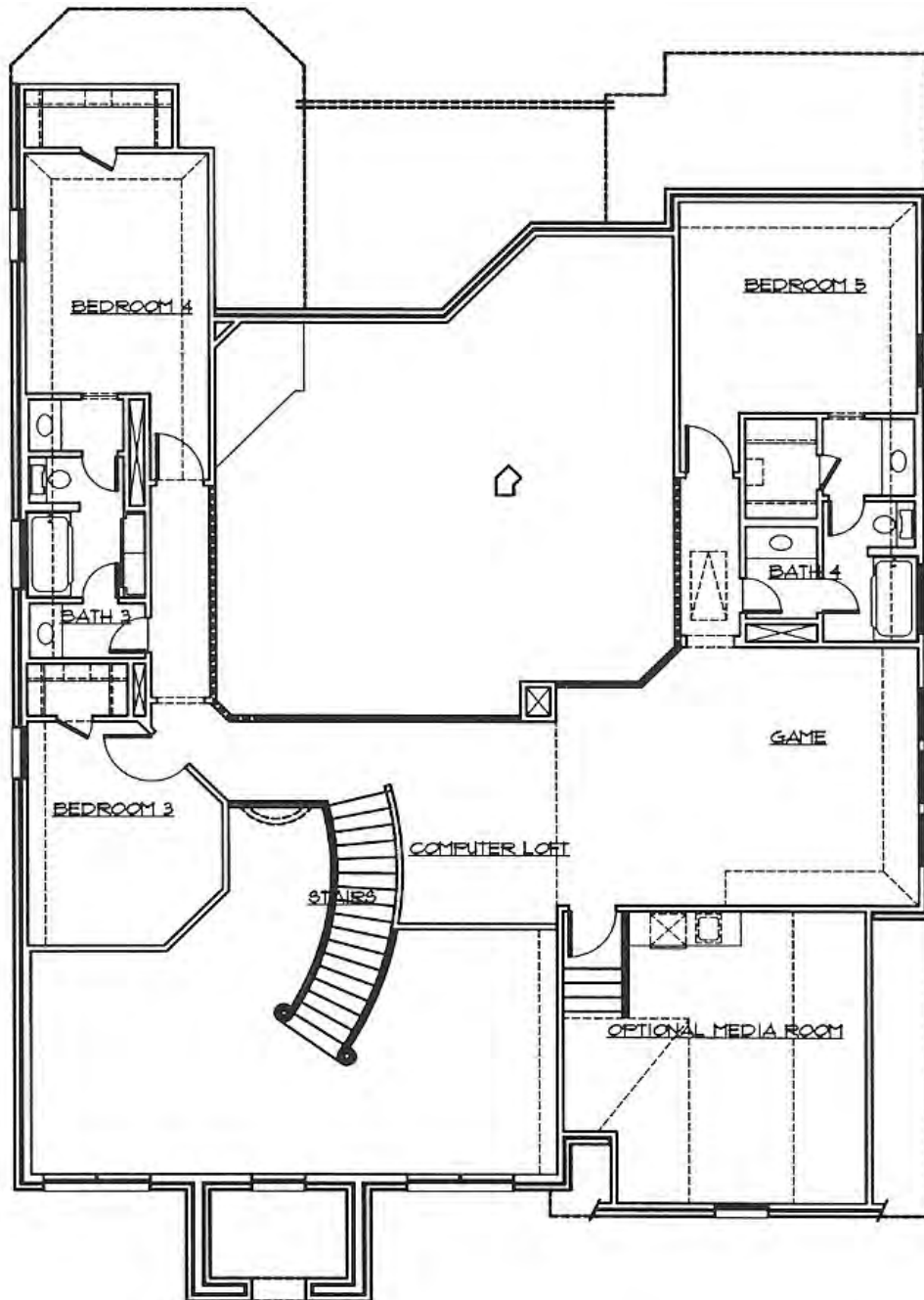
Homes of Distinction Series



GRAND PALENCIA



SECOND FLOOR PLAN "A"



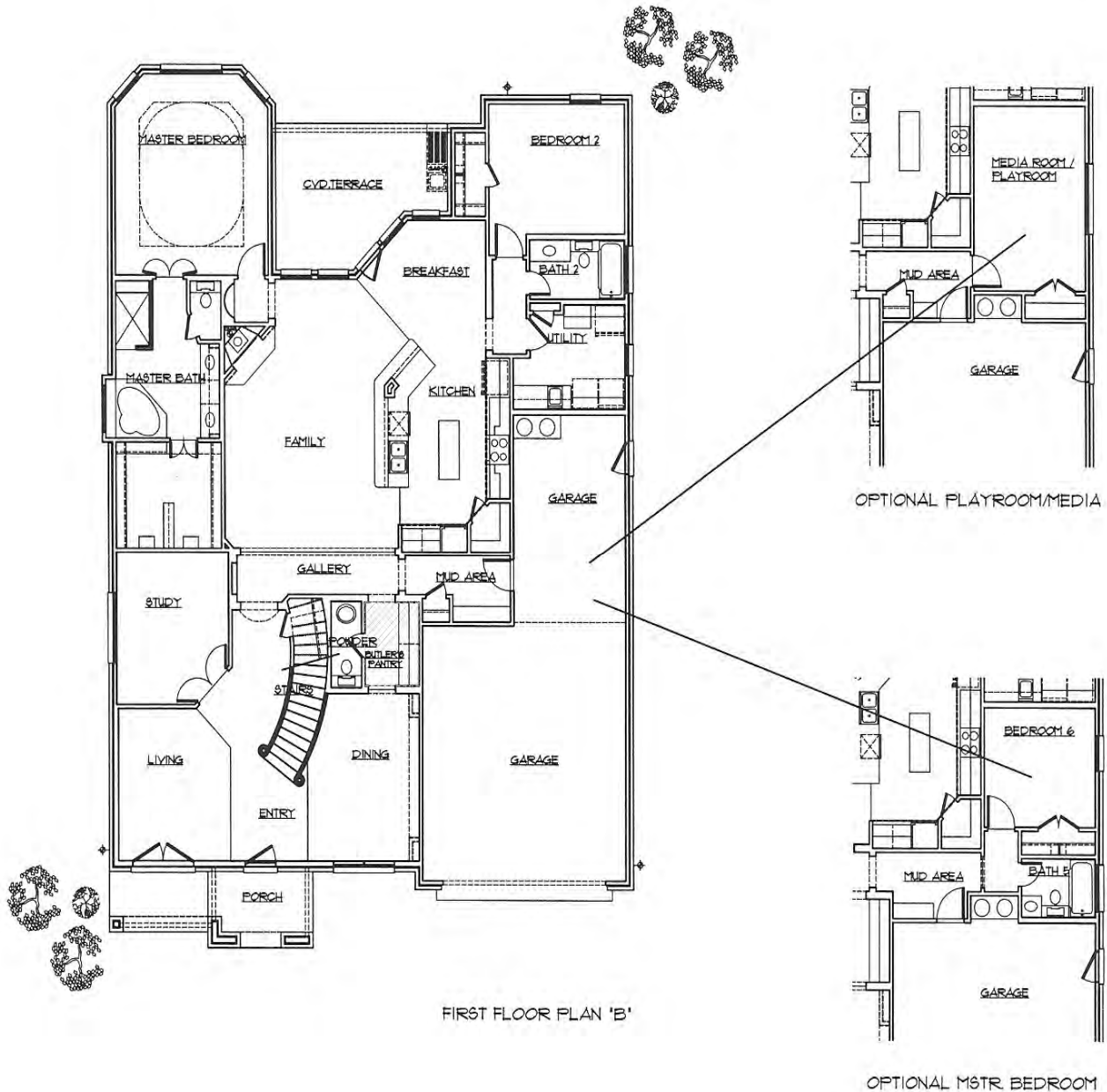
3991 SQ FT SECOND FLOOR PLAN "A"

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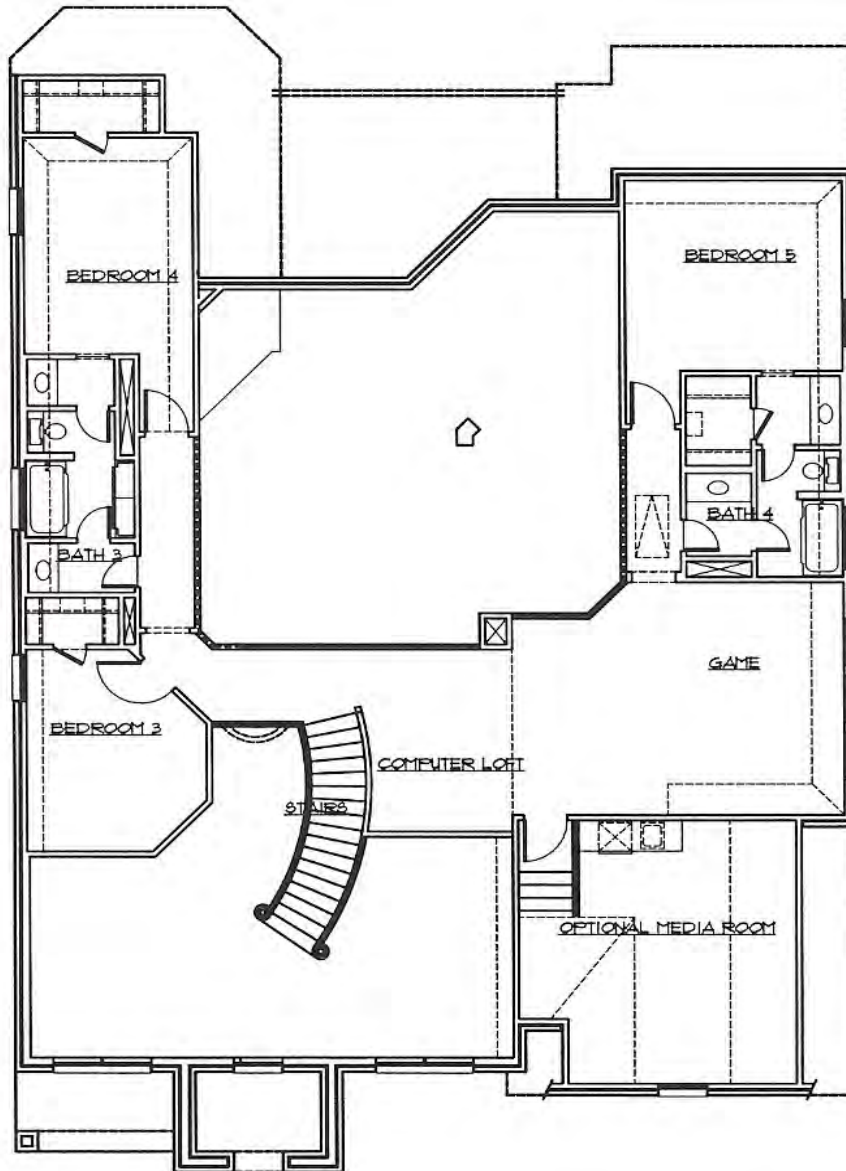
Homes of Distinction Series



GRAND PALENCIA



SECOND FLOOR PLAN "B"



3991 SQ FT

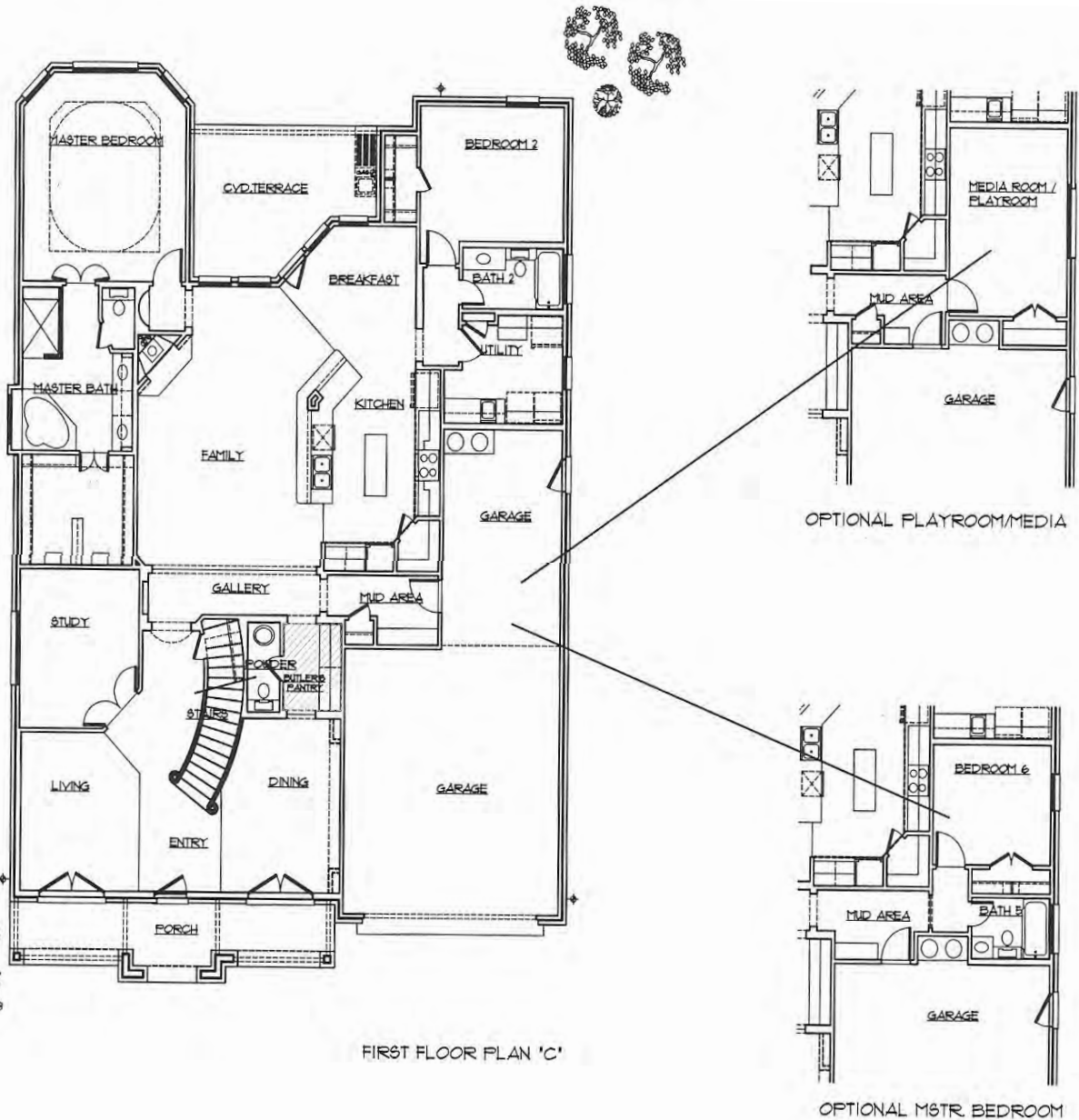
SECOND FLOOR PLAN 'B'

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Homes of Distinction Series



GRAND PALENCIA



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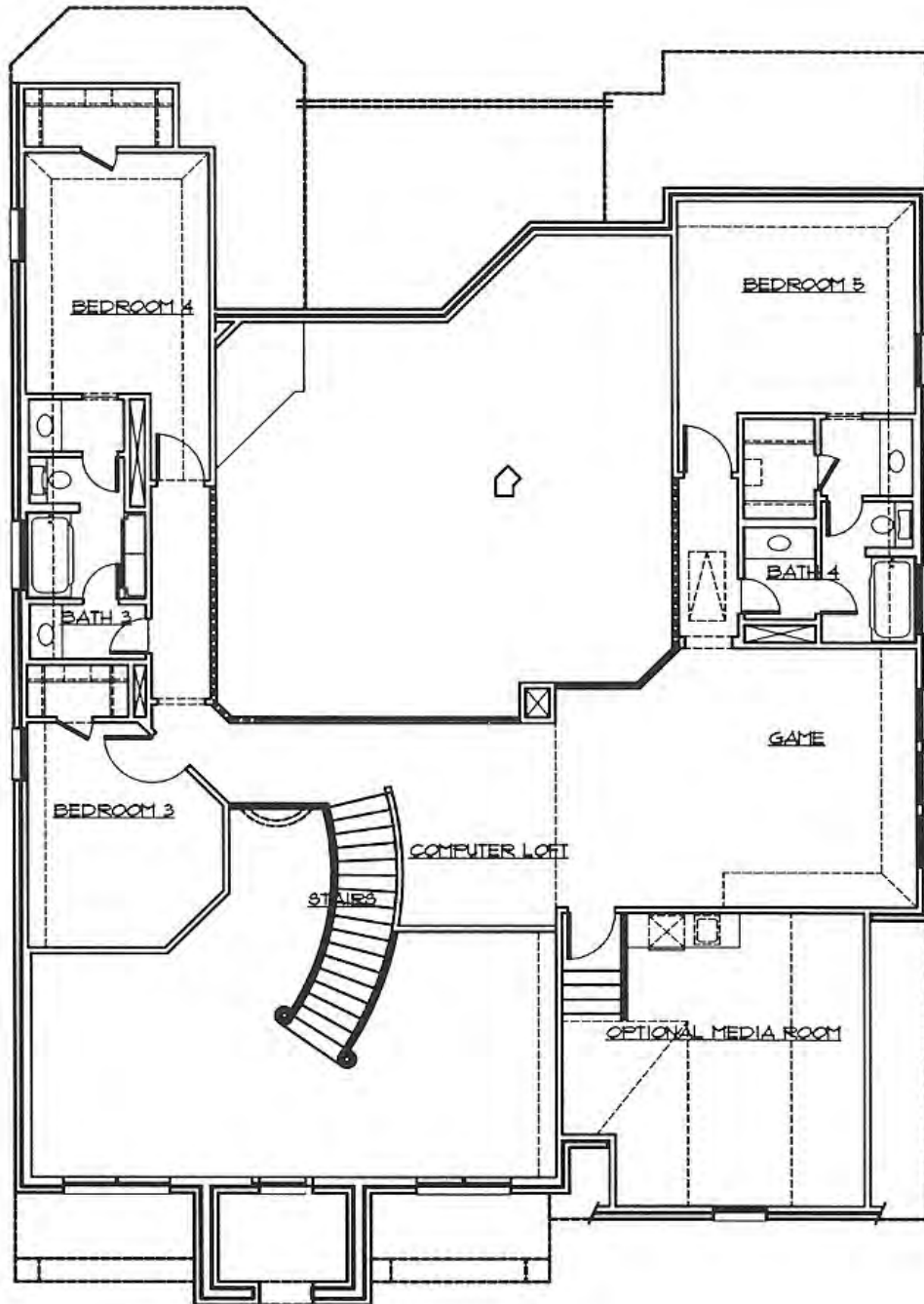
Homes of Distinction Series



GRAND PALENCIA



SECOND FLOOR PLAN "C"



3991 SQ FT

SECOND FLOOR PLAN "C"

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Homes of Distinction Series



GRAND PALENCIA



FRONT ELEVATION 'A'



FRONT ELEVATION 'B'



FRONT ELEVATION 'C'





Go for the
GREEN....



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RUNNING BEAR ESTATES



Selecting a new home today means more than just buying a house. It is an investment in a life style. Key Life Homes commitment to you: quality, value, architectural character, and satisfaction. Come home and be a part of the family in our newest community in Euless with Grapevine Colleyville schools- Running Bear Court.

Key Life Homes Proudly Presents Homes of Distinction Series

Location

We are located off Mid-Cities Blvd between DFW airport, Hwy 360 and Hwy 121. Running Bear Court is adjacent to Bear Creek Elementary a Grapevine/Colleyville school. Two miles from DFW airport locates Running Bear Court.

Community Amenities

This development was designed to take full advantage of the connecting park system. These parks provide over 137 acres or 5 ½ miles of running, walking, bike riding trails, hiking trails, soccer fields, lighted softball field, flag football field, three lighted regulation volley ball courts, lighted tennis courts, picnic areas, amphitheater, pavilion, playgrounds, historic tree grove, gazebos, ponds, fishing pier and boardwalk, out-door classroom, bird watching area, in ground tree farm, with plant and tree identification signs throughout, and restrooms.

Schools

Grapevine/Colleyville schools
Elementary-Bear Creek
Middle School-Heritage Middle
Colleyville Heritage High



Hospitals

HEB hospital 3 miles. Baylor Hospital Grapevine approximately 5 miles from community.



Local Attractions

The Dr Pepper StarCenter in Euless opened in April of 2000. It is located just off of Hwy 157 and near Route 183 in Euless. The rink is located in The Parks at Texas Star Sports Complex. In addition to the Dr Pepper StarCenter this beautiful complex includes Softball World, Veteran's Memorial Youth Baseball Stadium, batting cages, multiple baseball and soccer fields as well as the nationally recognized Texas Star Golf Course.

Delaney Winery and Vineyards

Delaney Vineyards is located off 121 and Glade exit about 3 miles from Running Bear.

The 5,200 square foot Barrel Room is a large, yet intimate space with capacity for 250 seated guests, or a cocktail buffet for 400. Interior brick walls are lined with oak wine barrels and large antique tongs. The 40-foot vaulted ceiling and the Italian granite tasting bar add an old world atmosphere to this unique setting.

Bear Creek Golf Course



Just 2 miles from Running Bear Court, Bear Creek golf course is off of 360 and Mid-cities Blvd.

Bear Creek Golf Club is among the Dallas-Fort Worth area's favorite classic golf courses. Designed by the distinguished Ted Robinson and now proudly managed by **Billy Casper Golf**, Bear Creek is a great place to learn, practice, and play golf.

Home to the area's "**Best Place to Host a Corporate Event**" (*Avid Golfer*, 2002, 2003, and 2005), a 36-hole championship-caliber golf course with expansive practice facility provide every golfer the opportunity to enjoy the game.

Bear Creek has been named among the "**Top 50 Resort Courses in America**" by *Golf Digest* and one of the "**10 Great Places to Golf**" by *The Wall Street Journal*. Testimony to the challenge, allure, and shot values found on our two distinct layouts - the **West and East Courses** - Bear Creek has hosted PGA Tour Qualifiers, the Texas State Open, the AJGA National Tournament, the PGA National Golf Series, and NTPGA Sectional Tournaments.

DFW Airport

Located in the heart of the metroplex off Highways 360 and 183, DFW was ranked "highest in customer satisfaction for large airports" by JD Power and associates.



Texas Rangers Baseball and Dallas Cowboy Football



We are just minutes to both **Amerquest Field** in **Arlington** and the new **Dallas Cowboys stadium**. Future home of the world famous Dallas Cowboys and home of the Texas Rangers. The Dallas Cowboys stadium will be the largest enclosed stadium (in cubic feet) in the NFL. Seating Capacity: A capacity of 80,000 plus standing room or additional seating in the end zones, along with ticketed areas in the end zone plazas can increase total capacity to 100,000. The New Dallas Cowboy stadium will also host the 2011 Super Bowl on February 6th.



ALL HOMES IN THIS COMMUNITY ARE ENERGY STAR PROVIDING EXCEPTIONAL ENERGY EFFICIENCY. ENERGY COSTS CONTINUE TO RISE. SAVE MONEY USING LESS ENERGY WITH ENERGY STAR. ASK YOUR SALES COUNSELOR FOR DETAILS.

Running Bear Estates Features

Exterior features

- YOUR CHOICE OF FINE BRICK: ACME, BORAL, OR HANSON
- STANDARD STONE ALL PLANS PER ELEVATION
- SPRINKLER SYSTEM/DOUBLE CHECK WITH RAIN/FREEZE SENSOR FULL BERMUDA SOD
- FULLY TEXTURED, BASE TRIMMED AND PAINTED GARAGES
- ALUMINUM COLOR FRAMED WINDOWS/OPT DESIGNER ENERGY EFFICIENT VINYL DOUBLE-PANED WINDOWS
- MOST PLANS HAVE 3 CAR GARAGE
- ZIP SYSTEM FOR EXEMPLARY ENERGY EFFICIENCY
- SOLAR SHEILD ROOF DECKING

Interior features

- DECORATIVE CROWN MOLDING IN ENTRY, DINING, MASTER BEDROOM, AND STUDY.
- CUSTOM STAIRS WITH FULL OAK STARTER STEP, STAIN CAP AND RISERS, AND WROUGHT IRON BALLASTERS (2 STORY)
- ROUNDED SHEETROCK CORNERS ON FIRST FLOOR EXCLUDING WINDOWS
- ELEGANT LIGHTING FIXTURES
- 8' SOLID CORE ROMAN DOORS FIRST FLOOR- PER PLAN
- CEILING FANS WITH LIGHT FIXTURES IN FAMILY, MASTER, AND GAME ROOM
- ENGINEERED HARDWOOD FLOOR ENTRY AND DINING
- HANDCOCK KNOBS
- CERAMIC TILE KITCHEN/NOOK, UTILITY, AND ALL BATHROOMS, AND GALLERIES
- ALL BEDROOMS BLOCKED AND SWITCHED FOR CEILING FANS
- 42" GAS DIRECT VENT FIREPLACE WITH TRADITIONAL MANTLE AND CERAMIC TILE SURROUND
- STRUCTURED WIRING STANDARD 24" STRUCTURED WIRING PANEL 9X6 ONQ/TV MODULE 4 - 2x2 MULTI-MEDIA OUTLETS TRIMMED 1 - 2x2 MULTI-MEDIA RUN TO DIMARCATION 3 - CAT 5 PHONE JACKS (RJ11)
- PLUSH CARPET 6 LB PAD
- UTILITY SINK WITH CLOTHES ROD IN UTILITY PER PLAN

Kitchen

- ELEGANT CABINETS, 42" UPPERS
- GOURMET ISLAND (PER PLAN) NOT ALL PLANS OFFER
- GRANITE COUNTERTOPS 3 CM
- DECORATIVE CERAMIC TILE WITH BACKSPLASH
- AMPLE RECESSED CAN LIGHTING
- STAINLESS STEEL UNDERMOUNT SINK WITH DELTA SINGLE LEVER VEGETABLE SPRAYER
- BEAUTIFUL KENMORE APPLIANCE PACKAGE
- 3/4 HP DISPOSAL
- HAND SKIP TROWEL

More Exterior features

- ATTRACTIVE 8' FRONT DOOR (ANDEAN WALNUT)
- CAST STONE ADDRESS PLAQUE
- QUALITY KILN DRIED CLAY BRICK
- GRAY MORTAR
- FRONT PORCHES BRICK COVERED (SIZE DETERMINED BY PLAN)
- BRICK MAIL BOX
- FULL GUTTERS
- DIMENSIONAL 30 YEAR SHINGLES
- CEDAR OVERLAY GARAGE DOORS

Master and Secondary baths

- 5' JETTED ACRYLIC TUB IN MASTER BATH
- MASTER BATH RAISED LOWER CABINETS
- ELEGANT CULTURED MARBLE WITH RECESSED BOWLS IN SECONDARY BATHS
- BALL CLAW AND FEET (OPTION)
- HIS & HER VANITIES MASTER BATH PER PLAN
- ELONGATED COMMODES
- ELEGANT MIRROR IN MASTER BATH/POWDER/OTHER BATHS
- LEVER HANDLES FOR PLUMBING FIXTURES/DELTA
- NATURAL STONE ACCENTS (EVERY PLAN/ PER ELEVATION)
- CAST STONE/KEY STONE PER ELEVATION
- 6' BOARD ON BOARD CEDAR FENCE

Foundation

- PROFESSIONALLY ENGINEERED POST TENSION SLABS
- TEST CYLINDERS TESTED BY ENGINEER FOR STRUCTURAL INTEGRITY
- ENGINEERED TJI FLOOR TRUSS SYSTEM
- ALL WALL FRAMED 16" ON CENTER



Energy Features

- ENERGY STAR CERTIFIED
- 14 SEER HVAC WITH WARRANTY PARTS AND LABOR
- ZIP SYSTEM FOR PREMIUM ENERGY SAVINGS
- LOW-E THERMAL VINYL WINDOWS/OPTION
- RADIANT BARRIER ROOF DECKING (OPTIONAL)
- R-13 INSULATION EXTERIOR WALLS
- R-19 INSULATION ON SLOPED CEILINGS
- R-38 BLOWN INSULATION IN FLAT CEILING AREAS
- POLY-SEAL DRAFT INFILTRATION BARRIER
- PRE-TREATMENT FOR TERMITES
- 50 GAL WATER HEATER (OPTIONAL CIRCULATING, AND TANKLESS)
- HONEYWELL PROGRAMMABLE THERMOSTATS
- FULL SECURITY SYSTEM WITH SENSORS ON ALL OPERABLE WINDOWS WITH ONE PAD.
- SECURITY DEAD BOLT LOCKS ON EXTERIOR DOORS
- SMOKE AND CARBON MONOXIDE DETECTORS

Miscellaneous

- 10 YEAR HOME OF TEXAS STRUCTURAL WARRANTY
- 2 YEAR MECHANICAL, ELECTRICAL, AND PLUMBING WARRANTY
- 1 YEAR FUNCTIONAL

Options

Key Life Homes is proud to bring several standard features. Being a truly custom builder we can do just about any option or personal touch.

- STAINLESS STEEL APPLIANCES
- RUBBED BRONZE SINK FIXTURES
- ENERGY STAR FRIDGE
- UNDER CABINET LIGHTING
- HAND TROWEL TEXTURE
- GRANITE TOPS EXTRA BATHROOMS
- SKIP TROWEL WALLS/FAUX FINISH
- EXTERIOR BUFF MORTAR OPTIONAL, DARK BUFF, CHOCOLATE, TEXAS BUFF, DARK EARTH BROWN.
- CONCRETE DRIVEWAY AND SIDE WALK STAMPED
- UPGRADE LANDSCAPE PACKAGE
- DOME CEILINGS
- ** KEY LIFE HOMES RESERVES THE RIGHT TO CHANGE FEATURES, PRICES, PLANS, AND SPECIFICATIONS WITHOUT PRIOR NOTICE. ALL SQUARE FOOTAGE IS APPROXIMATE.