

FAQ SHEET

PROPERTY: 1014 EMBER CREST DRIVE | ROCKWALL, TX

Q: Does the floor plan support multi-generational living?

A: Yes. The first floor includes both the primary retreat and a secondary guest suite with a full bath. There is also a dedicated home office on the main level.

Q: What entertainment spaces are available?

A: The second floor is designed for hosting, featuring a massive game room and a private media room, alongside three additional oversized bedrooms.

Q: Are there MUD or PID taxes?

A: One of the biggest financial advantages of this property is that it has No MUD (Municipal Utility District) or PID (Public Improvement District) taxes, which can result in significant annual savings compared to other new developments in the area.

Q: What are the property taxes?

A: The annual tax amount is approximately \$11,458 (unexempt). Buyers should consult the Rockwall Central Appraisal District for personalized homestead exemption estimates.

Q: How much are the HOA fees and what do they cover?

A: The HOA fee is \$750 annually (approx. \$63/month). This covers the maintenance of community grounds, management fees, and full use of neighborhood facilities.

Q: What amenities does Breezy Hill offer?

A: The community features a clubhouse, swimming pool, playground, parks, jogging/bike paths, and a community lake. This specific home is ideally located just four houses down from the pool and playground.

Q: What upgrades are included in the kitchen?

A: The "Chef's Kitchen" includes a massive central granite island, a gas cooktop, stacked double ovens, high-end cabinetry with upgraded hardware, a walk-in pantry, and a charming breakfast nook.

Q: What is the parking situation?

A: The home features a 3-car split garage with durable epoxy flooring. The driveway and street also provide ample parking for guests.

Q: Are there any smart home or energy-efficient features?

- Smart Home: The house is fully wired for modern connectivity.
- Energy Efficiency: Includes Energy Star-qualified equipment, zoned HVAC, rain/freeze sensors for the sprinkler system, and energy-efficient windows and water heater.

Q: Which schools is the property zoned for?

A: The home is part of the prestigious Rockwall ISD:

- Elementary: Celia Hays (highly rated/ranked #1 in the county).
- Middle: JW Williams.
- High School: Rockwall High.

Q: Is the home close to any community amenities?

A: Yes. The home is only a short walk from the community pool and playground.

TOP FIVE

ACTIVITIES & ATTRACTIONS NEAR THIS HOME

1. The Harbor Rockwall:

The Premier Waterfront Destination Experience Mediterranean-style charm on the shores of Lake Ray Hubbard. Enjoy sunset dining at Gloria's or Rodeo Goat, catch a movie at the Cinemark, or enjoy the "Concert by the Lake" summer series. Don't forget to visit the iconic lighthouse and "love lock" bridge!

2. Lake Ray Hubbard:

Your 22,000-Acre Backyard Whether you're into high-speed jet skiing, peaceful kayaking, or a private sunset charter with Sail with Scott, the lake offers endless recreation. It is also one of the top spots in North Texas for bass and catfish fishing.

3. Historic Downtown Rockwall:

Small-Town Charm, Upscale Amenities Walk the brick-lined streets to discover curated boutiques, the Fable & Fire bookshop bistro, and the famous Saturday Farmers Market. For dinner, locals swear by the wood-fired pizzas at Zanata or the farm-to-table dishes at Bin 303.

4. Harry Myers Park:

300 Acres of Family Fun The heart of Rockwall's community events and home to the annual Founder's Day Festival. The park features a sprayground (splash pad), three playgrounds, an 18-hole disc golf course, a dog park, and miles of scenic walking trails.

5. Blase Family Farm:

Seasonal Farm-to-Table Fun A beloved local gem just minutes from your front door. Visit in the summer to pick your own blueberries (don't miss the blueberry popsicles!) or return in the fall for a picturesque pumpkin patch complete with hayrides and a petting zoo.

Location Highlights:

- Schools: Zoned for the top-rated Celia Hays Elementary.
- Convenience: Quick access to I-30 for an easy commute to Dallas.
- Proximity: This home is located just 4 houses down from the Breezy Hill community pool and park!