

FAQ SHEET

PROPERTY: 4111 OLMSTED DRIVE | ROCKWALL, TX

Q: What makes this lot unique compared to others in the subdivision?

A: This is a rare greenbelt-to-greenbelt lot. The property is buffered by lush greenbelts in both the front and the back, ensuring maximum privacy and tranquil, open views that are difficult to find in standard suburban layouts.

Q: What is the garage configuration?

A: The home features a 3-car tandem garage with custom epoxy flooring. It also includes an Electric Vehicle (EV) charging station and extra space suitable for a golf cart or additional storage.

Q: Does the home have dedicated spaces for work and play?

A: Yes. The highly functional design includes a private home office on the main floor, a media room for movie nights, and an upstairs family room/loft area.

Q: What are the standout features of the Primary Suite?

A: The primary retreat is designed for ultimate organization, featuring two expansive walk-in closets, a cathedral ceiling, and an ensuite bath with a double vanity and high-end finishes.

Q: What upgrades are in the kitchen?

A: The "Chef's Kitchen" features a large granite island, a walk-in pantry, a gas cooktop, and ENERGY STAR-qualified appliances. It is an open-concept space that flows directly into the eat-in breakfast area and vaulted living room.

Q: What are the HOA fees and what do they include?

A: The HOA fee is \$1,067 annually (approximately \$89/month). This covers the maintenance of community grounds, management fees, and full use of the resort-style facilities.

Q: What community amenities are available?

A: Residents have access to a sparkling community pool and amenity center, which are located just a few houses up the street. The neighborhood also features community mailboxes, sidewalks, and easy access to local parks.

Q: Is there a warranty on the home?

A: Come April, the 1-year builder warranty will no longer apply. Only the 2- and 10-year warranties will transfer.

Q: Which schools is the property zoned for?

A: The home is zoned to top-tier, A-rated campuses within Rockwall ISD:

- Elementary: Ouida Springer (9/10 GreatSchools rating).
- Middle: Maurine Cain Middle School.
- High School: Rockwall-Heath High (ranked #1 for STEM in Rockwall by Niche 2026).

Q: How is the local commute?

A: The home is located in the 75032-zip code, providing easy access to I-30 for commutes into Dallas. It is also just minutes away from shopping, dining, and the recreational activities at Lake Ray Hubbard.

Q: Why choose 4111 Olmsted Dr. over a brand-new build?

A: You get a premium greenbelt lot (front and back) that builders typically charge massive premiums for, without the 8-12 month wait for construction. Plus, the home is already "vetted"—any initial settling issues are resolved, and the 2024 builder warranties are still fully transferable.

Q: How does the lot compare to typical new phases?

A: Most new builds are on interior lots surrounded by neighbors. 4111 Olmsted offers rare "Greenbelt-to-Greenbelt" privacy, providing quiet, open views that are usually the first to sell out in a new development.

TOP FIVE

ACTIVITIES & ATTRACTIONS NEAR THIS HOME

1. The Harbor Rockwall:

The Ultimate Lakeside Destination Experience Mediterranean-style charm on the shores of Lake Ray Hubbard. Enjoy a premier Cinemark theater, upscale dining, and boutique shopping.

- Don't Miss: The "Concerts by the Lake" series and breathtaking sunset views from the lighthouse.

2. Harry Myers Park:

300+ Acres of Family Fun Whether you're looking for a peaceful stroll or an active afternoon, this community hub has it all.

- Features: Multiple playgrounds, a disc golf course, walking trails, and a refreshing seasonal splash pad.

3. Historic Downtown Square:

Small-Town Charm & Modern Vibes Explore the heart of Rockwall at San Jacinto Plaza. The square is lined with unique shops, local art galleries, and cozy cafes.

- Features: Live music at the plaza (May-Sept) and the vibrant Saturday Morning Farmers Market.

4. Rockwall County Historical Museum:

Uncover the Local Mystery Housed in the oldest home in the county (circa 1850), this museum tells the story of the region's pioneer days and the famous "rock wall."

- Highlight: Fascinating exhibits on local heritage and geological curiosities.

5. Blase Family Farm:

A Taste of the Countryside A seasonal favorite for families! This working farm offers hands-on experiences that change with the weather.

- Seasonal Picks: Pick-your-own blueberries in the summer and a festive pumpkin patch with hayrides in the fall.