



THE
MANSIONS
OF PROSPER

TABLE OF CONTENTS

THE MANSIONS OF PROSPER	03
AREA ATTRACTIONS	05
AREA SHOPPING	07
COMMUNITY FEATURES	09
INTERIOR FEATURES	11
YOUR ENERGY STAR® HOME	13
COMMUNITY LAYOUT	15
SOLITUDE: One-Bed One-Bath	17
BUNGALOW: One-Bed One-Bath One-Car	19
BLISS: One-Bed One-Bath One-Car	21
VILLA: Two-Bed Two-Bath One-Car	23
IDYLLIC: Two-Bed Two-Bath One-Car	25
ABODE: Three-Bed Three-Bath Two-Car	27
CASITA: Four-Bed Four-and-a-Half-Bath Two-Car	29
COMMUNITY & ENVIRONMENT	30
EDUCATION	32
INTEGRITY	33
VALUES	34

AN OASIS OF PURE LUXURY



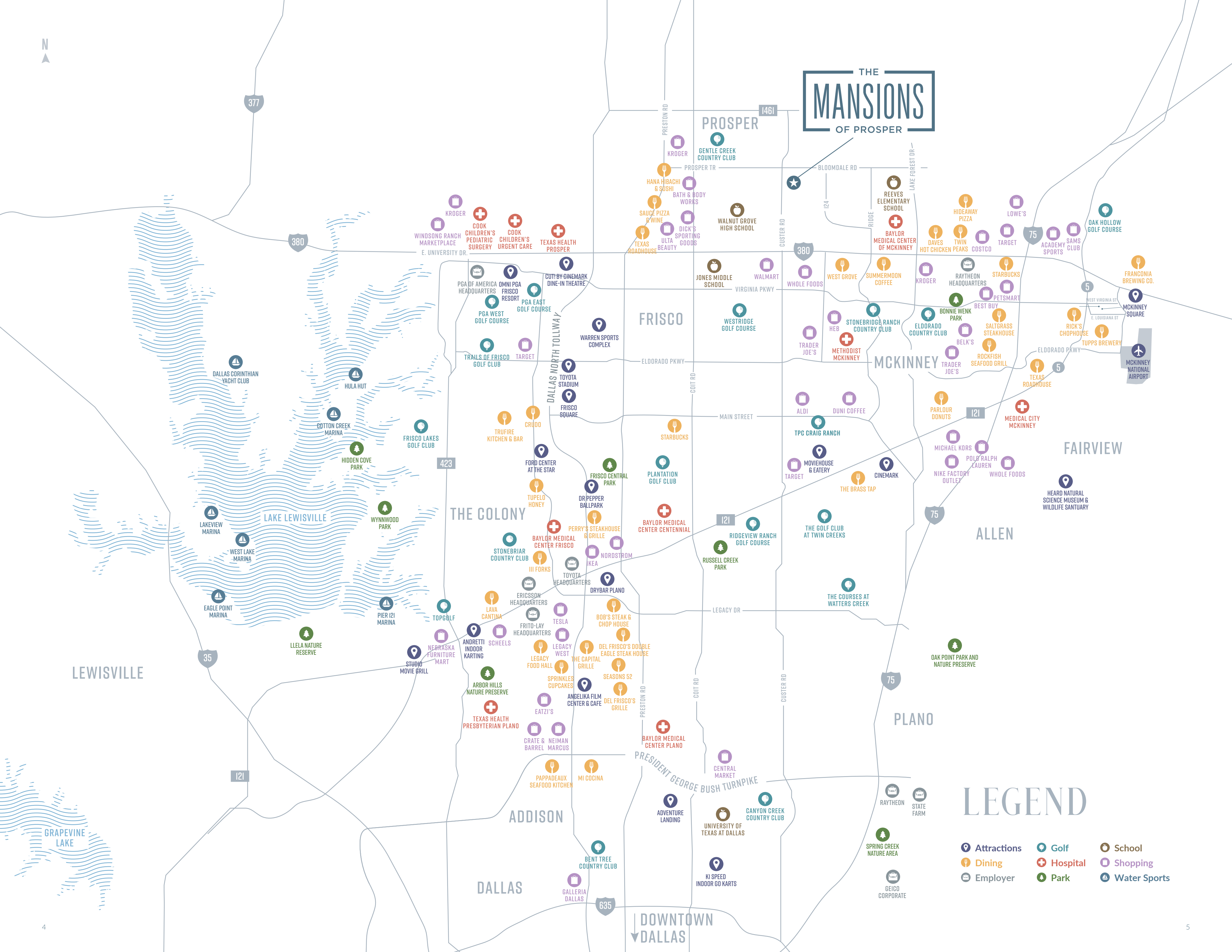
The Mansions of Prosper offers a lavishly appointed retreat that captures your unique modern style, a true sanctuary of contemporary elegance. Everyday life is beautifully refined when you come home to an exclusive private community with oversized resort-style amenities and spacious 1- to 4-bedroom, single family homes. World-class dining, entertainment, pro sports and the great outdoors are just moments away.

Our exclusive private homes are located in the sought-after suburban area of Prosper and its highly rated school system; the best Texas has to offer. Just 40 minutes from Downtown Dallas, next door to Frisco, Plano and McKinney, along with nearby lakes, ponds and biking trails, it's easy to strike a balance between city life and a suburban wooded retreat.

The Mansions of Prosper homes offer exquisitely finished interiors, designed with soaring 10-foot ceilings, wood-like floors, Silestone® quartz countertops, and spacious covered patios with private fenced-in backyards. Indoor and outdoor amenities are equally inspiring, from a large resort-style pool and landscaped grounds to a clubhouse with a 24-hour fitness center and executive business center. The Mansions of Prosper provides residents with the ultimate maintenance-free luxury lifestyle in this professionally managed community.



THE MANSIONS OF PROSPER



LEGEND

- Attractions
- Dining
- Employer
- Golf
- Hospital
- Park
- School
- Shopping
- Water Sports

THE BEST OF DFW AWAITS YOU

Poised at the nexus of McKinney, Frisco and Prosper, within easy reach of downtown Dallas, and surrounded by hundreds of acres of open green spaces, The Mansions of Prosper offers residents the best of all worlds.

World-class arts and entertainment, upscale shopping, and gourmet dining create a vibrant lifestyle that will satisfy every whim and appetite. If it's the outdoors you crave, miles of hiking and biking trails let you escape into the restorative tranquility of nature.

The Mansions of Prosper is conveniently accessible to Dallas and the entire DFW Metroplex via Highway 380, I-75, and the Dallas North Tollway. Getting away to destinations nationwide and worldwide, whether for work or pleasure, is effortless with DFW International Airport just 30 minutes away and Dallas Love Field only 40 minutes away. Throughout the DFW Metroplex the most enviable lifestyle abounds, and The Mansions of Prosper puts it all within reach. Luxury shopping, fine dining, and world-class sports and entertainment are all just moments away.



NEARBY & NOTEWORTHY

THE STAR IN FRISCO

The 91-acre campus of the Dallas Cowboys World Headquarters and practice facility in Frisco is also home to The Star District, a shopping and dining destination unlike any other. Over 20 restaurants will compete to tempt your taste buds, while boutique shops, spas and salons await the chance to pamper you.

Golf enthusiasts can select among several top public and private clubs in McKinney, including the renowned TPC Craig Ranch with its Tom Weiskopf-designed championship course.

The 600-acre development of the PGA's new world headquarters in Frisco includes two championship golf courses, along with a short golf course, miles of walking trails, an Omni Resort, a conference center, shops and restaurants that will set the bar for golf resorts throughout the U.S. Additionally, two PGA Championships, two KPMG Women's PGA Championships and potentially a Ryder Cup will be held in Frisco.

Cheer on your favorite teams, like Minor League Baseball at the Dr Pepper Ballpark and ice hockey at the Allen Event Center—there are endless opportunities to cheer on your favorite teams and performers. Fans of the Stars hockey team can watch them practice at the Star Center in Frisco and see their games at the American Airlines Center in Dallas.

A SHOPPER'S PARADISE

At nearby Stonebriar Centre, your shopping excursion becomes a next-level experience you'll want to enjoy over and over again. This 1.6-million-square-foot complex features dozens of upscale and luxury retailers for men's and women's fashion, home and housewares, and sporting goods. You can take a break anytime at a delicious assortment of restaurants and casual eateries. Travel a little farther to Northpark Center or the Galleria for high-end luxury retailers such as Neiman Marcus, Burberry, Gucci and more.

If it's entertainment you are seeking, you will discover a year-round calendar of live entertainment events at nearby world-class venues. Enjoy concerts by global music superstars at Toyota Music Factory in Frisco, Allen Event Center in Allen or a multitude of smaller music locales closer to home.

RESORT- STYLE LUXURY LIVING

Every day at The Mansions of Prosper offers the indulgent feeling of being on vacation without ever having to leave your home. Within this exciting and beautifully landscaped gated community, you can recline on the sun deck by the resort pool, or enjoy a private evening in your backyard with family and friends or a casual dinner at the on-site food truck pavilion.

Exclusive amenities specially conceived to cater to busy professionals include a sleek, modern business center appointed with 27-inch iMac and PC computer stations. A spacious state-of-the-art fitness center is accessible 24/7, so no matter your schedule, you can always work out on top-of-the-line equipment. In every detail, The Mansions of Prosper has been designed so residents can create their ideal lifestyle with maintenance-free living.



COMMUNITY FEATURES

- One- to Four-Bedroom ENERGY STAR® Certified Single-Family Rental Homes with Attached Private Garage* and Fenced-In Backyard
- Resort-Style Swimming Pool with Tanning Deck & Private Cabanas
- Your Builder Annually Receives the United States Environmental Protection Agency Market Leader Award
- Community Outdoor Wi-Fi Lounge
- 24/7 High-Tech Fitness Center with Streaming Cardio, Free Weights, Strength & Crossfit Stations
- Pet-Friendly Community with Walking Trails & Convenient Waste Stations
- Massive Ten-Acre Private On-Site Park
- Luxurious Social Clubroom with 4K Entertainment, Game Room & Billiards
- Complimentary Starbucks® Wi-Fi Café
- Well-Appointed Business Center with 27" iMac & PC Computer Stations
- Private Tanning Facility
- Trellis-Covered Outdoor Kitchen & Conversational Fireplace Lounge
- Community Events, Including Catered Brunches & Community Socials
- Convenient Package Lockers & Mail Center
- 24/7 Emergency Maintenance Service
- Eco-Friendly, Health-Conscious, Nonsmoking Environment
- AT&T GigaPower Fiber High-Speed Internet
- Convenient Online Payments
- Daily Valet Trash & Recycling Service
- Entertainment Pavilion

*Additional fees may apply. All amenities and services are subject to availability and may change without notice.

MODERN FINISHES ELEGANT DESIGNS

Step inside The Mansions of Prosper to find single-family rental homes of the utmost style and sophistication. Soaring 10-foot ceilings, elegantly crafted crown molding and rich materials such as quartz countertops are just a few features showing the level of care that has gone into every detail.

Spacious open floor plans, modern wood plank-style flooring and designer lighting create an atmosphere that is contemporary yet warm. Private, personal fenced-in yards with covered patios are perfect for outdoor dining and entertainment and letting your four-footed friend(s) play leash-free. Attached garages offer the ultimate in convenience and extra storage space.

Our kitchens are an inspiration whether you are preparing a holiday feast for the whole family or a romantic dinner for two. Custom-home-style features include stainless-steel appliances, luxury countertops, tile backsplashes and custom cabinetry with ultra-modern fixtures.



INTERIOR FEATURES

- 2-4 Reserved Private Parking Spaces with One- & Two-Car Attached Garages & Exterior Spaces*
- Private Fenced-In Yard with Covered Patios
- ENERGY STAR® Certified Homes
- Individual, First-Floor Entrance with No Adjoining Homes Above or Below
- Eco-Friendly, Durable, Wood Plank-Style Flooring
- Designer Kitchen Cabinets with Nickel Pulls
- Modern Tile Backsplash in Kitchen
- Under-Cabinet Lighting
- Spacious Pantries with Built-In Shelves*
- Silestone® Quartz Countertops in Kitchen & Baths
- ENERGY STAR® Stainless-Steel Samsung® Appliances*
- Soaring 9- to 10-Foot Ceilings & 8-Foot Doors*
- Doggie Door*
- Luxurious Top-of-the-Line Garden Tubs
- Separate Walk-In Showers with Rainwater Showerheads & Designer Fixtures*
- Dual Sinks*
- Extensive Crown Molding in Living Room, Dining Room & Bedrooms
- Full-Size Washer/Dryer Connections
- Extravagant Walk-In Closets with Custom Wood Shelving
- 2-Inch Custom Window Treatments
- Tall, Expansive Windows, more Natural Light & Windows More Than Any Comparable Home
- Ceiling Fans with Lights*
- Custom Color Scheme with Optional Accent Walls*
- Contemporary Track Lighting
- Environmentally Friendly Programmable Thermostats
- AT&T All-Fiber GigaPower Internet
- Energy-Efficient Insulation, Reflective Radiant Barrier Roofing & Extensive Extra Insulation, Double-Pane Windows, 16 SEER Heat Pump HVAC
- Sound-Absorbing Cellulose Insulation Between Walls Decreases Noise Between Homes

*Some features are options in select residences. All amenities and services are subject to change without notice.



BUILT WITH A CONSCIENCE

ENERGY STAR® is a partnership program with the U.S. government promoting energy efficiency, which contributes to cost savings for families and businesses while helping to preserve our environment. This program has helped save American families and businesses over \$430 billion on their energy bills while reducing emissions generated by the burning of fossil fuels to produce the energy. Your builder is annually the EPA's winner of the Market Leader Award.



How Does This Benefit Me as a W3 Resident?

Proven Value—Better energy efficiency and performance means lower utility costs. Your home has earned the ENERGY STAR®, which means it uses 15-30% less energy than typical new homes and even more when compared to homes of older age. W3 exceeds ENERGY STAR® standards by about 10%.

Wall-to-Wall Comfort—You'll see, feel and hear the difference of a heating and cooling system that has been engineered and installed to efficiently deliver comfort. Enjoy consistent temperatures across every room and a constant supply of fresh, filtered air, reducing indoor pollutants, dust, pollen and other allergens. W3 & N3 are the winners of the EPA's annual Market Leader Award.

How a Home Becomes ENERGY STAR® CERTIFIED

To earn ENERGY STAR® certification, a home must meet strict guidelines set by the U.S. Environmental Protection Agency. These homes are at least 15% more efficient than homes built to the current International Residential Code, and often include additional energy-saving features that typically make them 20-30% more efficient than the standard home built today. These improvements are then inspected and certified by a third party to ensure proper installation and efficiency.

What Are the Main Components of ENERGY STAR® Certification?

Effective Insulation—As much as half of the energy used in your home goes to heating and cooling. By preventing heat loss in the winter and heat gain in the summer, a properly installed insulation barrier reduces utility bills year-round while adding enhanced comfort to you.

High-Performance Windows—ENERGY STAR® certified windows are better for the environment because lowering energy use helps reduce the emissions of greenhouse gases and air pollutants at the source while saving you money on utility bills and protecting valuable furnishings and finishes from sun damage.

Efficient Duct Systems—In a typical home about 20% of the air that moves through the duct system is lost due to leaks, holes and poor connections. That's why the duct systems found in ENERGY STAR® certified

homes are third-party tested for tightness and verified to be properly insulated.

High-Efficiency Heating & Cooling Equipment—

ENERGY STAR® certified central air conditioners have a higher Seasonal Energy Efficient Ratio (SEER Rating) than standard models. The higher the SEER, the greater the efficiency. Most homes built today utilize a 14 SEER system. Your home has a high-efficiency 16 SEER air conditioning system, which is approximately 8% more efficient than the standard 14 SEER equipment. Your home also utilizes an ENERGY STAR® certified heat pump to heat your home. Heat pumps extract heat from the air, ground or a source of water outdoors and transfers it to the indoor air. In addition to these systems using less energy to operate, energy-efficient heating and cooling systems can be quieter, reduce indoor humidity and improve the overall comfort of your home.

Additional Efficiency Features—ENERGY STAR® certified homes also include features such as energy-efficient lighting fixtures, ventilation fans and appliances.

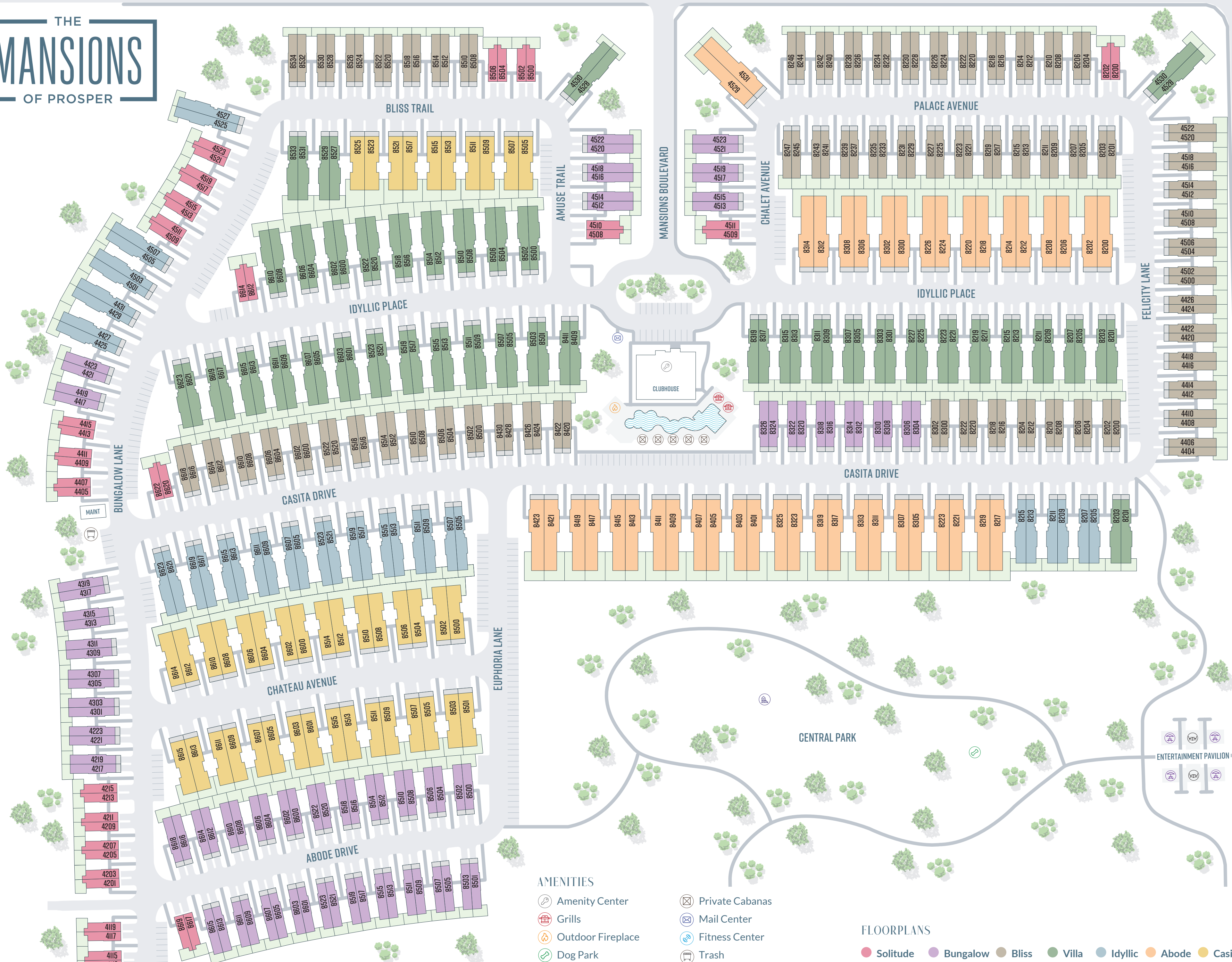
Lighting—Compact fluorescent light bulbs are used by most to lower utility cost. However W3 has taken that a step further with 100% LED lighting, which uses 75% less energy than incandescent bulbs. Not only are they more efficient, but they produce less heat, which also leads to less energy consumption for your air conditioning. And best of all, you will never have to replace another burned-out bulb!

Appliances—Your home is equipped with both an ENERGY STAR® certified refrigerator and dishwasher. These refrigerators are about 9% more efficient than standard refrigerators. And the energy savings from an ENERGY STAR® certified dishwasher would be enough to pay for your detergent all year while saving approximately 3,900 gallons of water over the lifetime of the dishwasher.

Heat Pumps—Heat pumps are added to every home's air conditioning and heating system. While this is a significant extra cost to the builder during construction, it saves the resident nearly half the heating and/or cooling portion of their electric bill during certain times of the year.

THE MANSIONS OF PROSPER

BLOOMDALE ROAD



AMENITIES

- Amenity Center
- Grills
- Outdoor Fireplace
- Dog Park
- Playground
- Private Cabanas
- Mail Center
- Fitness Center
- Trash

FLOORPLANS

- Solitude
- Bungalow
- Bliss
- Villa
- Idyllic
- Abode
- Casita

COUNTY ROAD 124

SOLITUDE

1 BED | 1 BATH

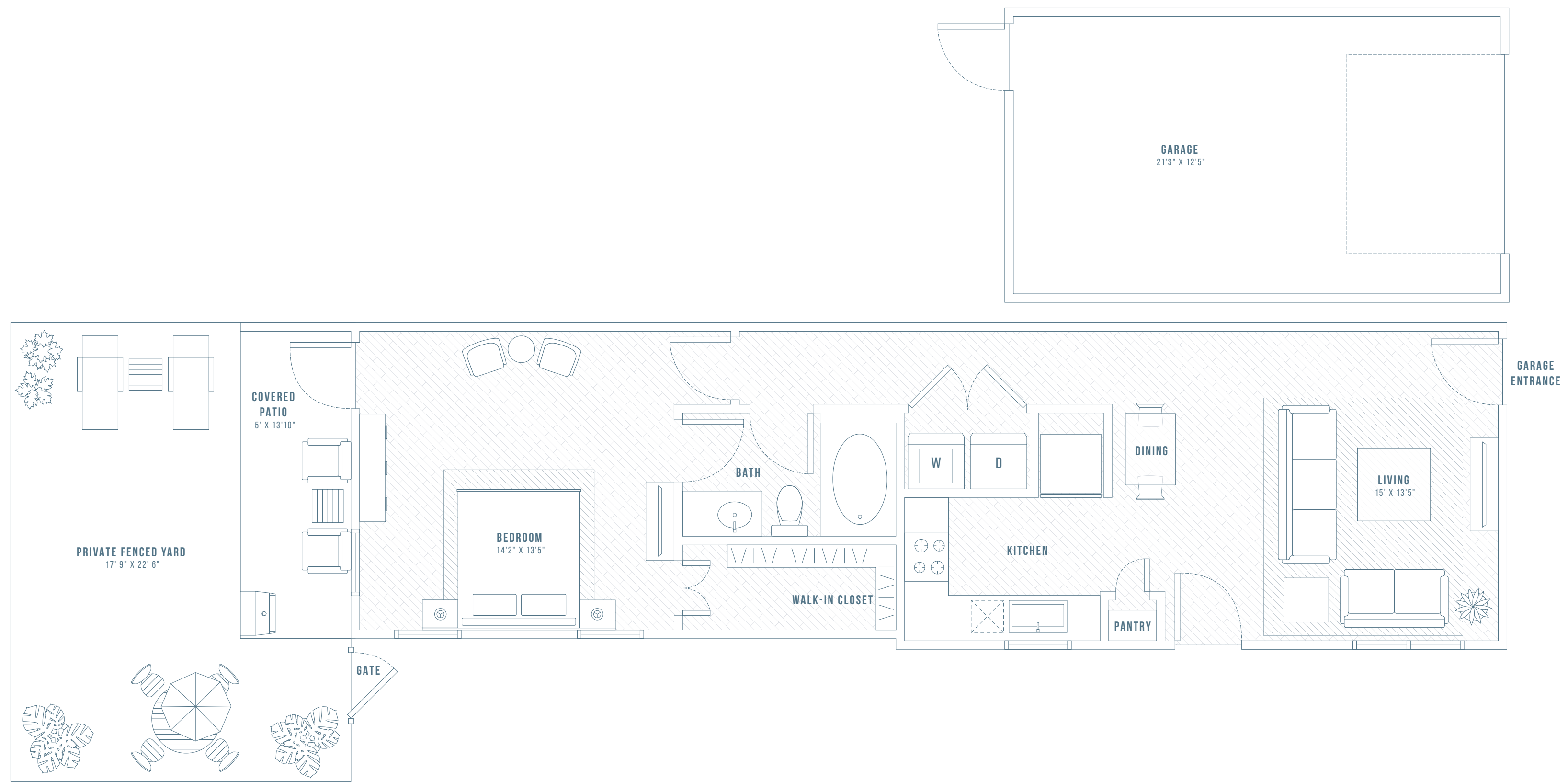
764 Living | 391 Outdoor Living | 1,155 Total Sq. Ft.



BUNGALOW

1 BED | 1 BATH | 1-CAR GARAGE

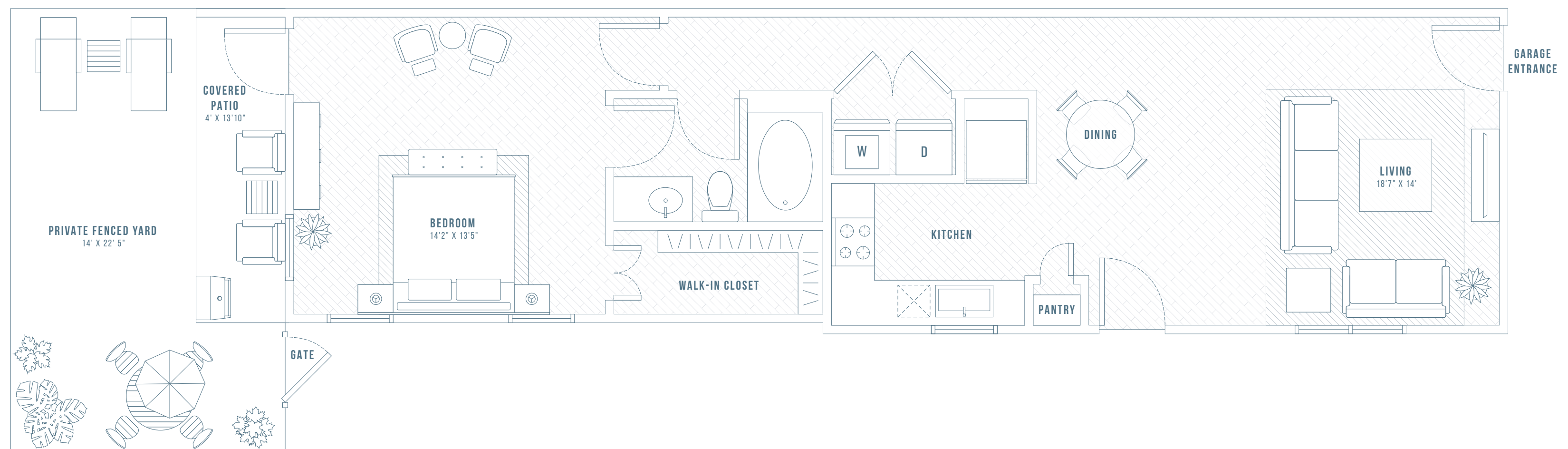
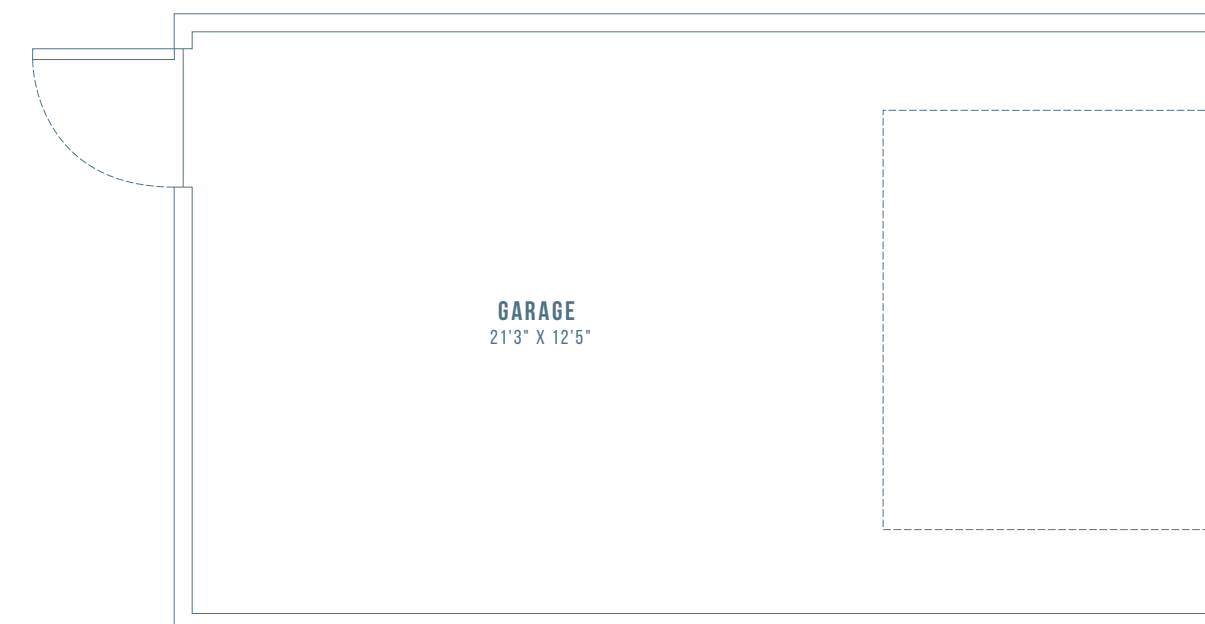
766 Living | 395 Outdoor Living | 279 Garage | 1,440 Total Sq. Ft.



BLISS

1 BED | 1 BATH | 1-CAR GARAGE

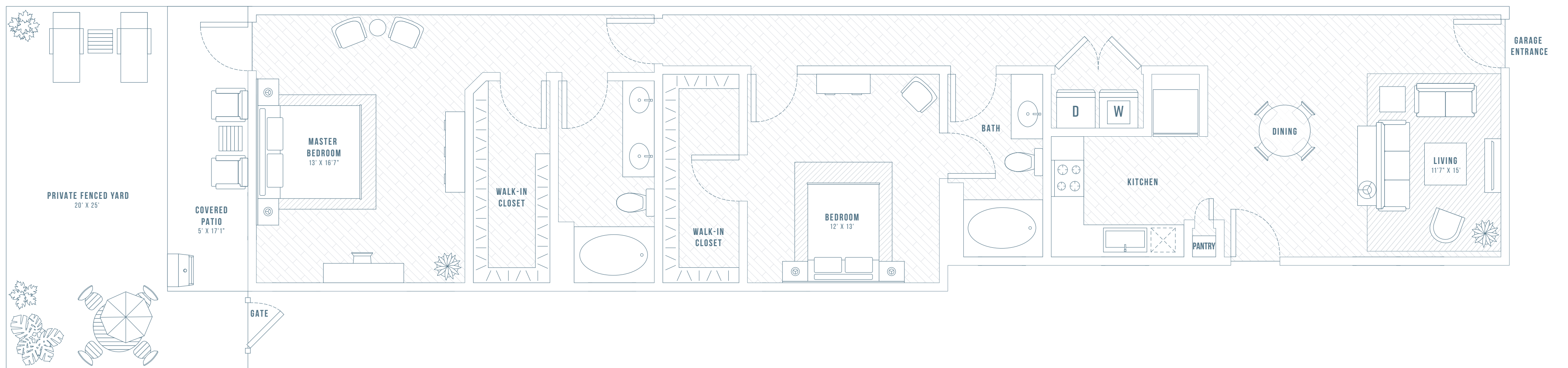
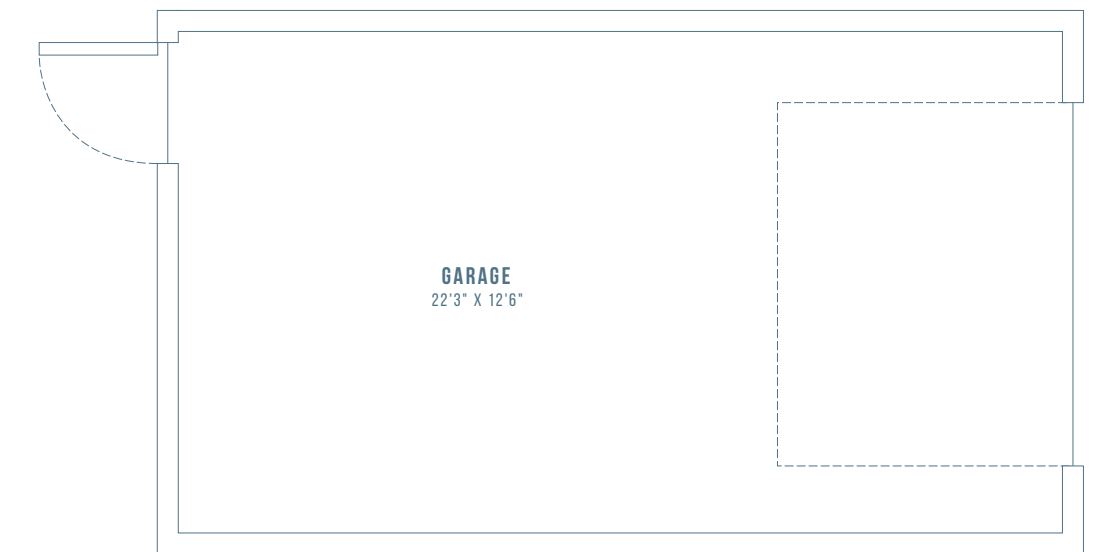
816 Living | 316 Outdoor Living | 279 Garage | 1,411 Total Sq. Ft.



VILLA

2 BED | 2 BATH | 1-CAR GARAGE

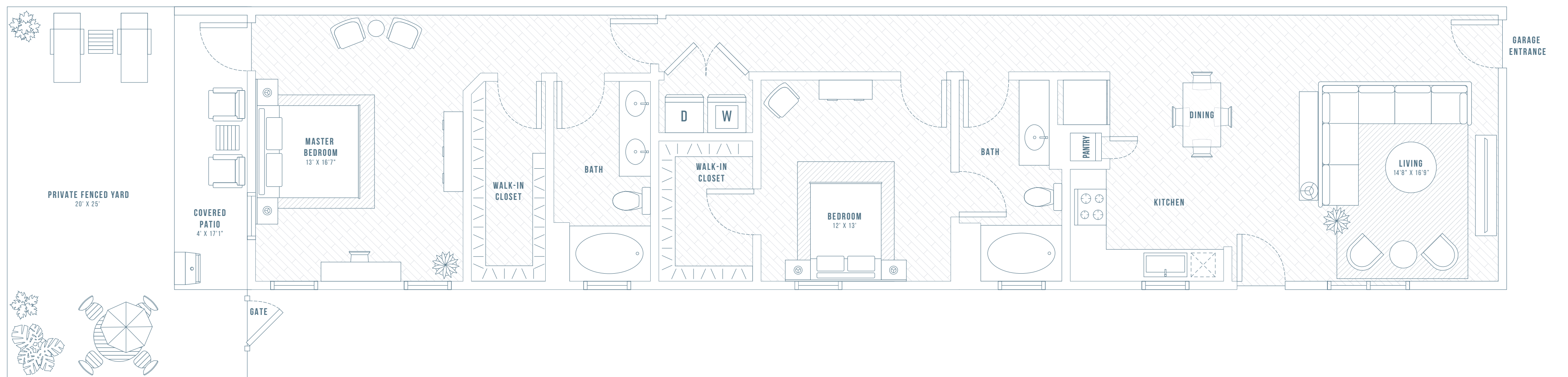
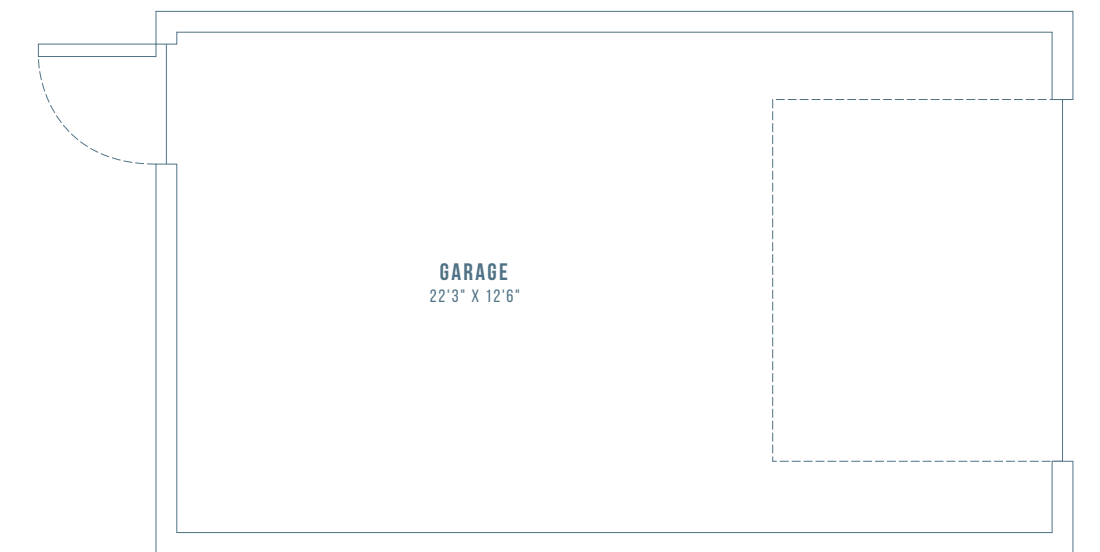
1,289 Living | 506 Outdoor Living | 294 Garage | 2,089 Total Sq. Ft.



IDYLLIC

2 BED | 2 BATH | 1-CAR GARAGE

1,354 Living | 506 Outdoor Living | 294 Garage | 2,154 Total Sq. Ft.



ABODE

3 BED | 3 BATH | 2-CAR GARAGE

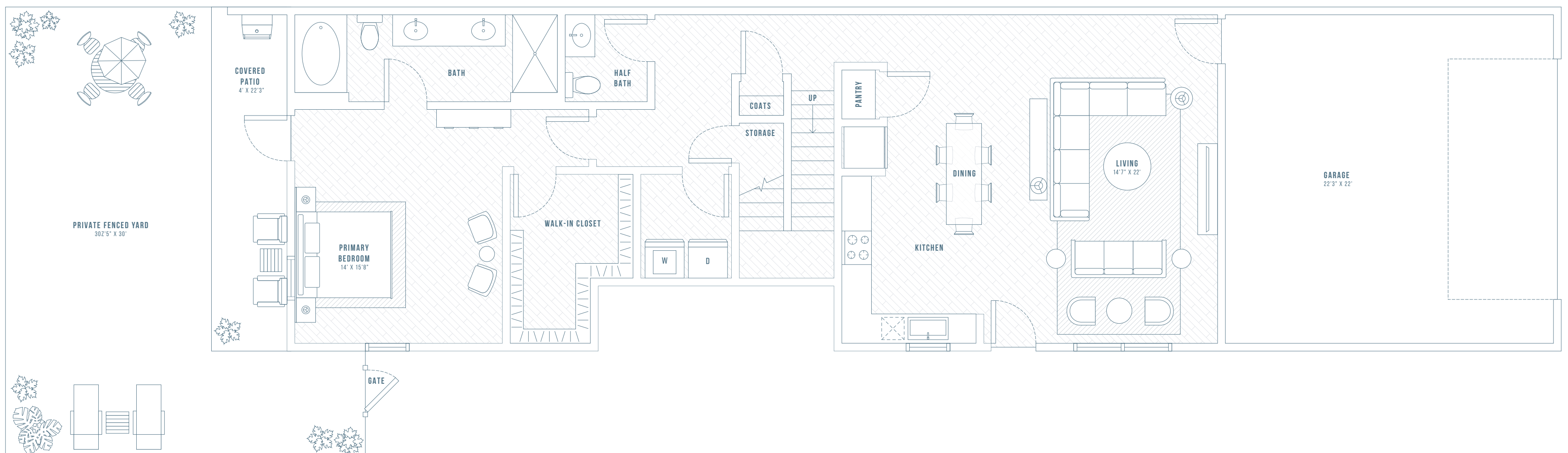
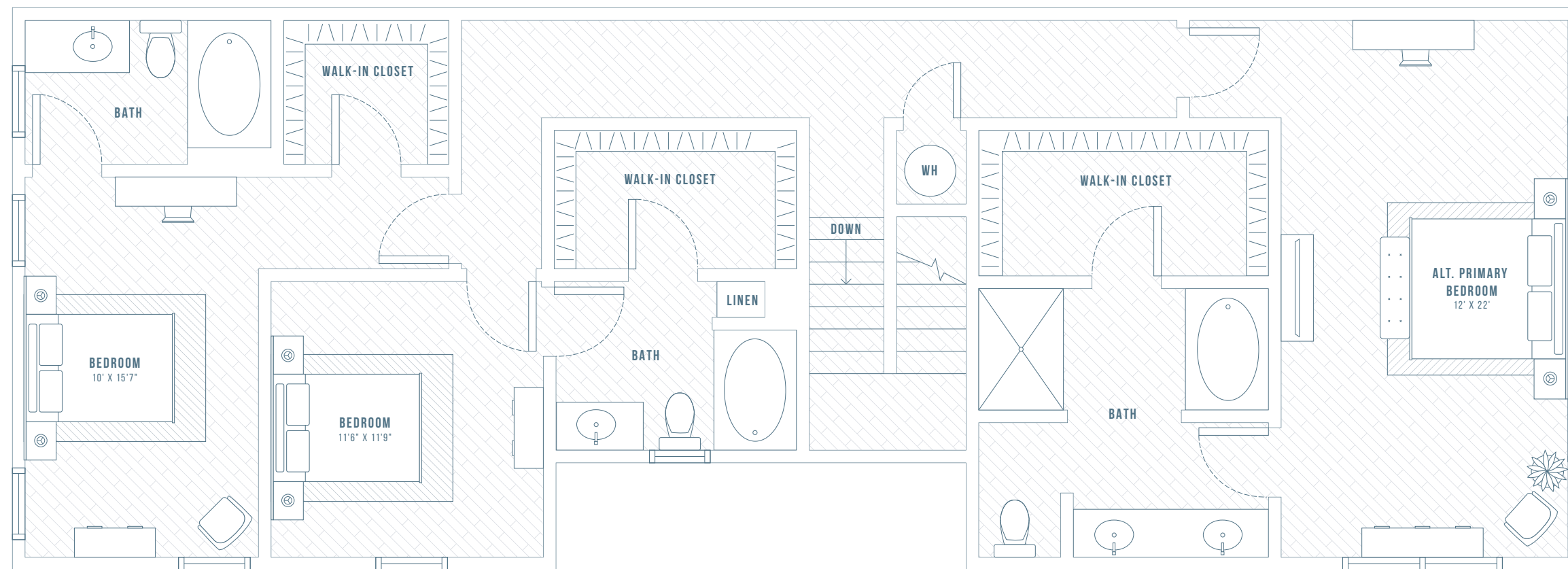
1,968 Living | 947 Outdoor Living | 500 Garage | 3,415 Total Sq. Ft.



CASITA

4 BED | 4.5 BATH | 2-CAR GARAGE

2,726 Living | 684 Outdoor Living | 507 Garage | 3,917 Total Sq. Ft.





NATURALLY BEAUTIFUL: YOUR COMMUNITY, OUR COMMITMENT

Landscaped spaces and on-site private parks, nearby lakes and greenbelts make The Mansions of Prosper the perfect fit for people who revel in the beauty of nature. At W3, we take special care to build sustainable communities so we can all enjoy the benefits of a healthier environment.



EDUCATION

The Mansions of Prosper is served by the Prosper Independent School District (PISD), a top-tier DFW school district and recognized as one of the top school districts in both the state and metropolitan area. The school district boasts a graduation rates of over 99% in 2020, with 86% of students going on to a two- or four-year college or university.

HIGHLY QUALIFIED TEACHERS

Over 47% of PISD teachers have more than 11 years of experience and 29% have a master's degree or higher.

ON THE HONOR ROLL

In 2019, PISD became one of just 250 school districts in the United States and one of only 17 in the State of Texas to have earned the distinction of being named to the College Board AP District Honor Roll. This accolade recognizes PISD having successfully increased access to Advanced Placement courses for more students while simultaneously improving the rate at which students earn higher scores on AP exams.

WORLD-CLASS WELLNESS PARTNERSHIP

In 2019, Children's Health entered into a 10-year partnership with Prosper ISD to become its Official Pediatric Health Care Partner. This uniquely valuable collaboration has already resulted in a new 12,000-seat athletic complex and will ultimately include a full spectrum of sports medicine, athletic health care and virtual health services for schools and youth sports organizations in the Prosper ISD area.

A WELL-ROUNDED EXPERIENCE

From swimming, football and cross-country to theater, orchestra and choir, PISD offers a wide array of opportunities for students to make friends and develop important skills beyond the academic classroom.

HIGHER EDUCATION JUST DOWN THE ROAD

Residents of The Mansions of Prosper will find top colleges and universities within easy reach, including the University of Dallas in Irving, Texas Women's University in Denton, The University of North Texas in Denton, The University of Texas at Dallas in Richardson, and Southern Methodist University in Dallas.

Reeves Elementary School
2501 Auburn Hills Pkwy
McKinney, TX 75071
945.678.3200

Daniel Jones Middle School
12201 Prestwick Hollow Dr.
Frisco, TX 75035
945.678.7500

Walnut Grove High School
3500 E. First St.
Prosper, TX 75078
945.678.8200

For more information, visit prosper-isd.net

Schools are subject to change due to rezoning and other factors.



INTEGRITY

Integrity means doing the right thing when no one is looking — and at W3, that means going above and beyond in the design and amenities we offer at each of the 30,000 apartment homes we operate and developed with our affiliate, N3.

Our mission is to build the highest-quality apartment homes in the best locations with superior school districts, while maximizing views and amenities. We specialize in providing luxurious contemporary lifestyles for our residents, who live in Dallas/Fort Worth, Austin, New Braunfels, San Antonio and Houston, Texas. We also strive to provide exclusive “Ritz-Carlton” service and the quality of a fine custom home at an affordable price.

Every community we build is designed to be “The Best Place in the City,” and it’s easy to see why. W3 takes pride in elegantly integrating interiors, architecture and high-end comforts into our cutting-edge designs. Residents become part of a members-only club with premier fitness facilities and pools, gracious gathering areas and business centers, billiard rooms, tanning beds and more. Our stylish Mansions properties offer chic, loft-inspired urban living with open floor plans and upgraded flooring, lighting and finishes.

Because location is everything, we choose destinations that offer benefits like lakeside living, championship golf courses, and majestic forest and Hill Country views, as well as on-site private parks and jogging trails. As a resident of The Mansions of Prosper, you’re part of a community of discerning people who appreciate and enjoy the finer things in life — and we can’t wait to show you all that we have to offer.



VALUES

To ensure that we stay true to our mission and our residents, the steadfast principles that guide our decisions are:

- Provide the finest housing choices in the best locations at the lowest possible cost
- Provide a great work environment and treat each other with respect and dignity
- Embrace diversity as a way of life
- Apply the highest standards to construction, purchasing, and customer service
- Have excited, happy and totally satisfied customers
- Contribute positively to our neighbors and environment
- Realize profitability is required for our current and future success





THE MANSIONS OF PROSPER

SINGLE-FAMILY RENTALS

8401 Idyllic Place, McKinney, TX 75071 | 469.659.7822 | MansionsProsper.com

