SERENE GLOBAL

THE VILLAS AT WYNDEMERE

SERENEGLOBAL.COM

THE SERENE LIVING ADVANTAGE

Serene Global combines local DFW home-builder expertise and International Development experience.

Our customers build with confidence and peace of mind, Our focus is on quality construction and quality assurance to bring buyers The Serene Experience. #HomeSereneHome

COMMUNITY

The Villas at Wyndemere is an stablished single-family homes community located in a premium Plano neighborhood. The community is within minutes of Bent Tree Country Club and Gleneagles Country Club, also surrounded by a strip of supermarkets, restaurants, banks and service shops. Serene Living is easily accessible from George Bush tollway and Dallas North Tollway and is about 15 minutes away from the Allen Outlets mall and other major retailers and stores. Capture the opportunity of getting in early, and benefit from attractive pre-construction prices.

LIVING AT THE VILLAS AT WYNDEMERE

Centrally located in Plano, The Villas at Wyndemere boasts easy access to Shopping and Entertainments and it is also only minutes away from Bent Tree and Glen Eagles Golf Course.

About Plano - Known as one of DFW most unique Towns, Plano boasts 100+ independent boutiques, bars, restaurants, coffee shops, and art galleries.

YOUR NEW SERENE HOME INCLUDES

ELEGANT EXTERIORS

- Details such as **Acme Brick**, and 5" seamless aluminum gutters blend with the existing neighborhood and provide its own distinct character.
- Dual paned, insulated **Legacy** windows with dark bronze frames.
- 8' Masonite fiberglass flush panel entry doors.
- **PPG** exterior paint on siding and trim.

LUXURY LIVING SPACES

- Four customized design packages with luxury finishes to choose from.
- Shaw resilient vinyl planks and painted risers on stairs carry a sleek and tailored design throughout the home.
- Extra-wide garages provide space for all your storage needs.

CHEF-INSPIRED KITCHENS

- Prep island with included seating adds functionality as well as being a focal piece in the home.
- 3cm **Granite countertops** with stylish undermount stainless steel kitchen sink.
- Delta single handle pull-down faucet with built-in 360 degree swivel technology blends style and functionality.
- Pot & pan and trash drawers provide functional uses of space.
- Stainless steel GE **appliance package** includes:

SPA-INSPIRED BATHS

- Delta Trinsic fixtures in master, secondary, and powder bathrooms offering uncompromising quality.
- Engineered marble countertops with ceramic undermount sink in master and secondary bathrooms for a truly spa-like feeling.
- 72" semi-frameless shower enclosures in master bathrooms.

SMART HOME FEATURES

- **Touchscreen programmable thermostat seamlessly integrates with Amazon Alexa for homeowners who want to control all their smart home decides with voice commands or a single app.**
- **Security system with pre-wire and alarm panel.**
- **Smart Garage door opener.**

ENERGY SAVING FEATURES

- Advanced framing techniques reduce overall energy footprint.
- 16 SEER split zoned air conditioning unit and **ENERGY STAR** certified appliances for substantial savings on electricity and water use.

THE SERENE LIVING DIFFERENCE

FLEXIBLE HOME OFFICES

Achieve the perfect work-life balance from the comfort of your dedicated home office. With your work and living spaces being separate, you'll be able to minimize distractions and create your personal oasis of productivity.

DESIGNED FOR HOW YOU LIVE

Bright, open concept floorplans create the perfect multifunctional space for entertaining and spending time together.

Second-floor game rooms and 1st floor mud room creates a dedicated drop zones for your everyday essentials, helping you keep your home organized and clutter-free.

SERENE DESIGN

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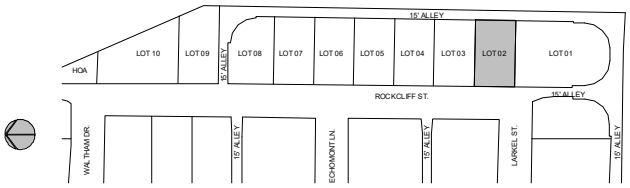

1 FRONT ELEVATION
1/8" = 1'-0"

1304 Rockcliff St, Plano, TX 75093
(Lot 2 of Final Plat of Lots 1-10 Wyndemere II)

PACIFIC

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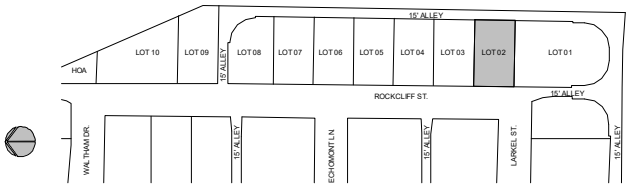

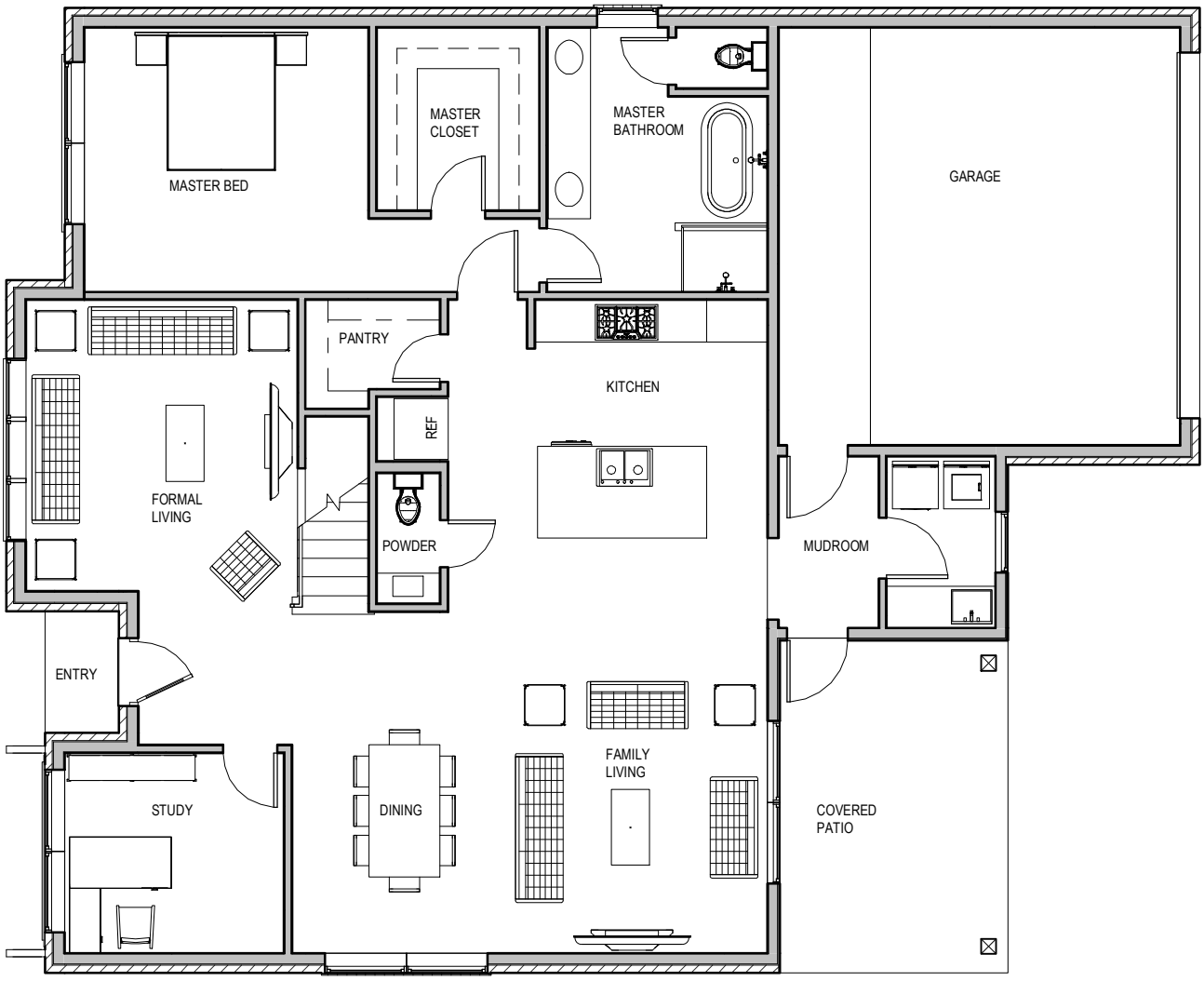

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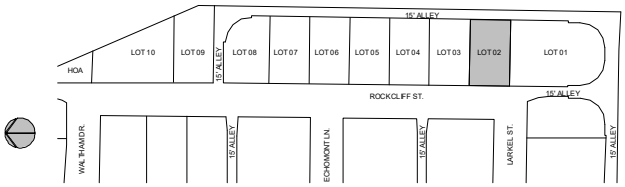

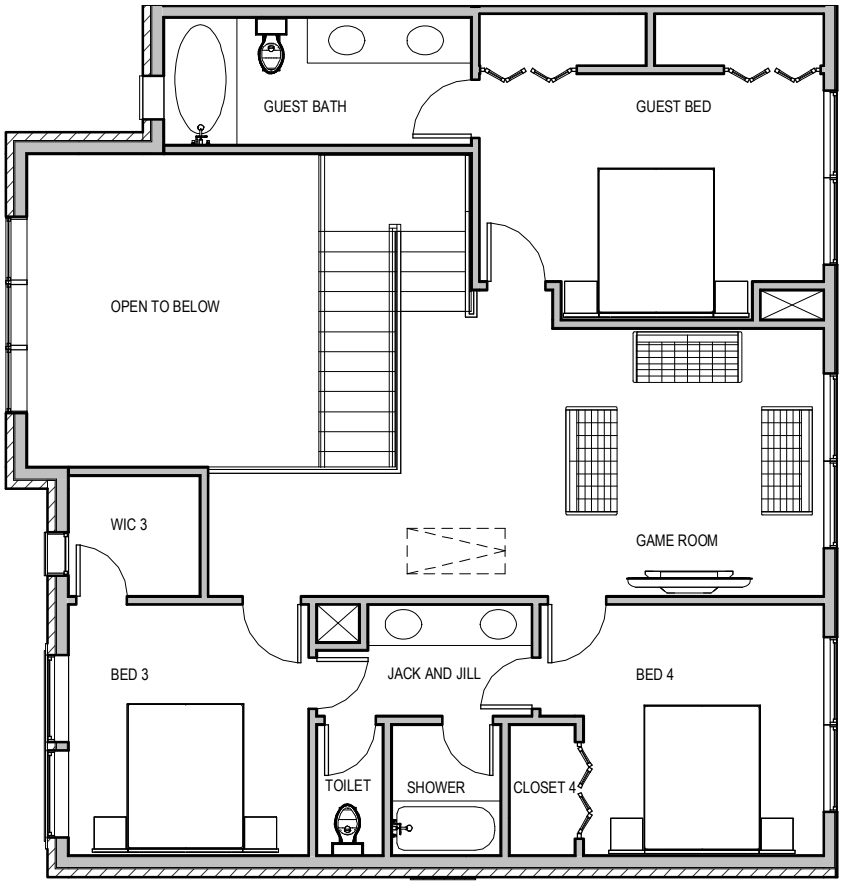

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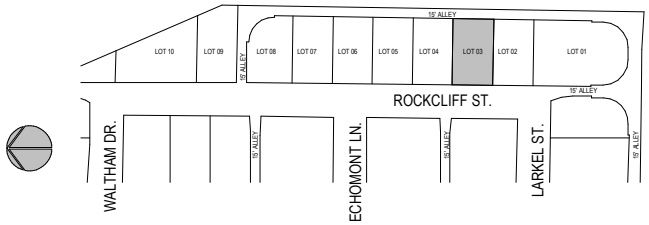

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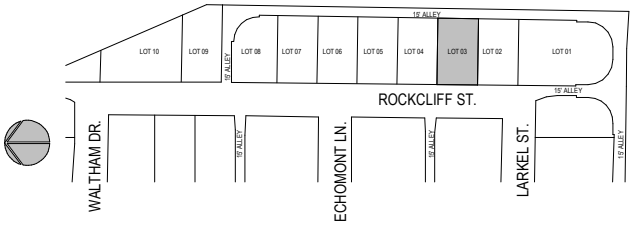

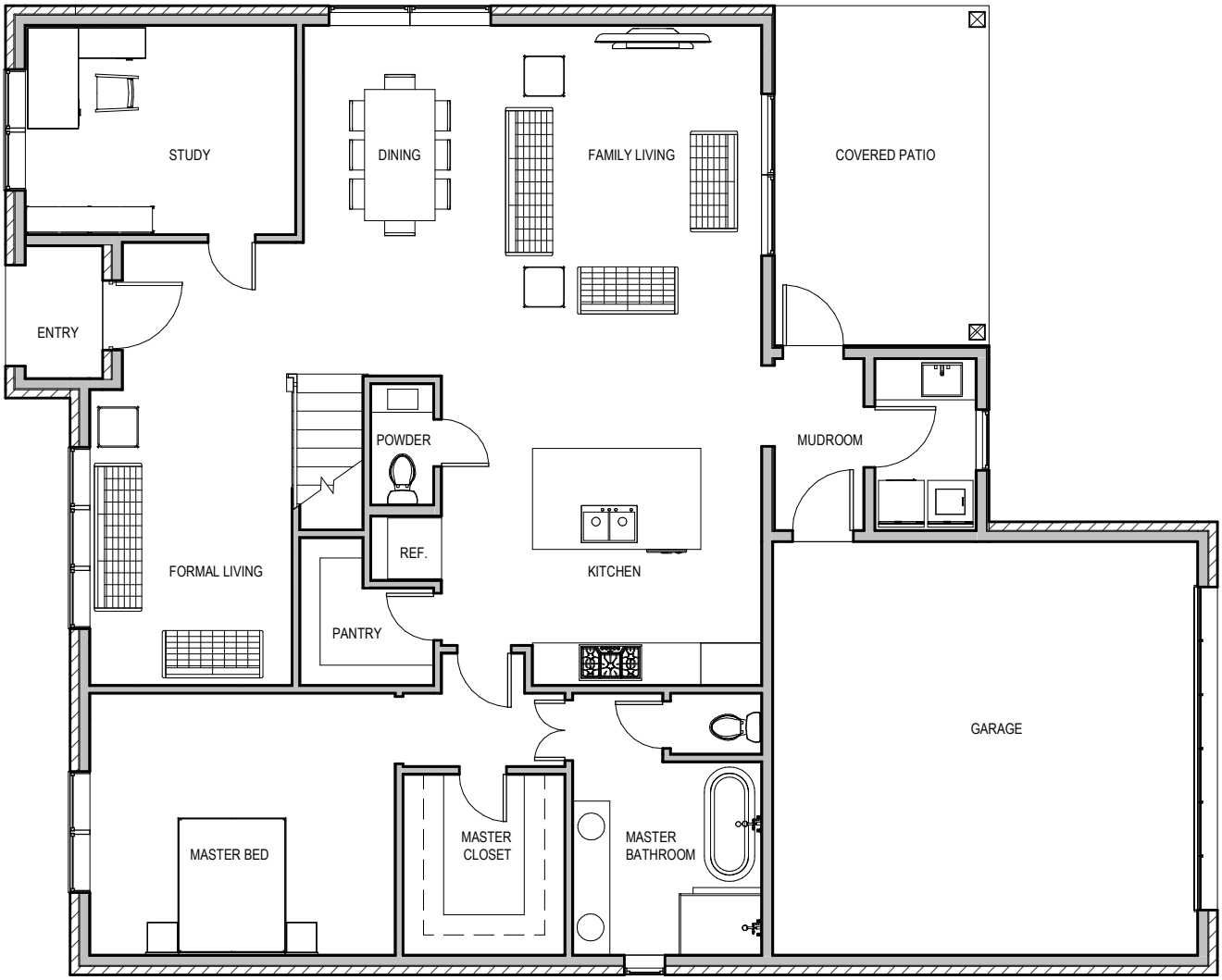

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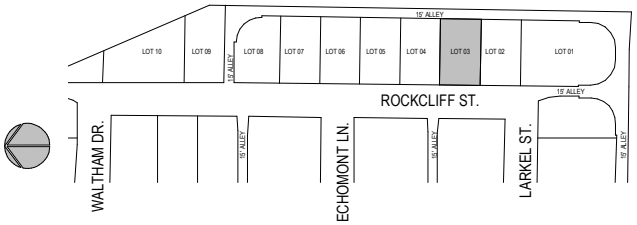

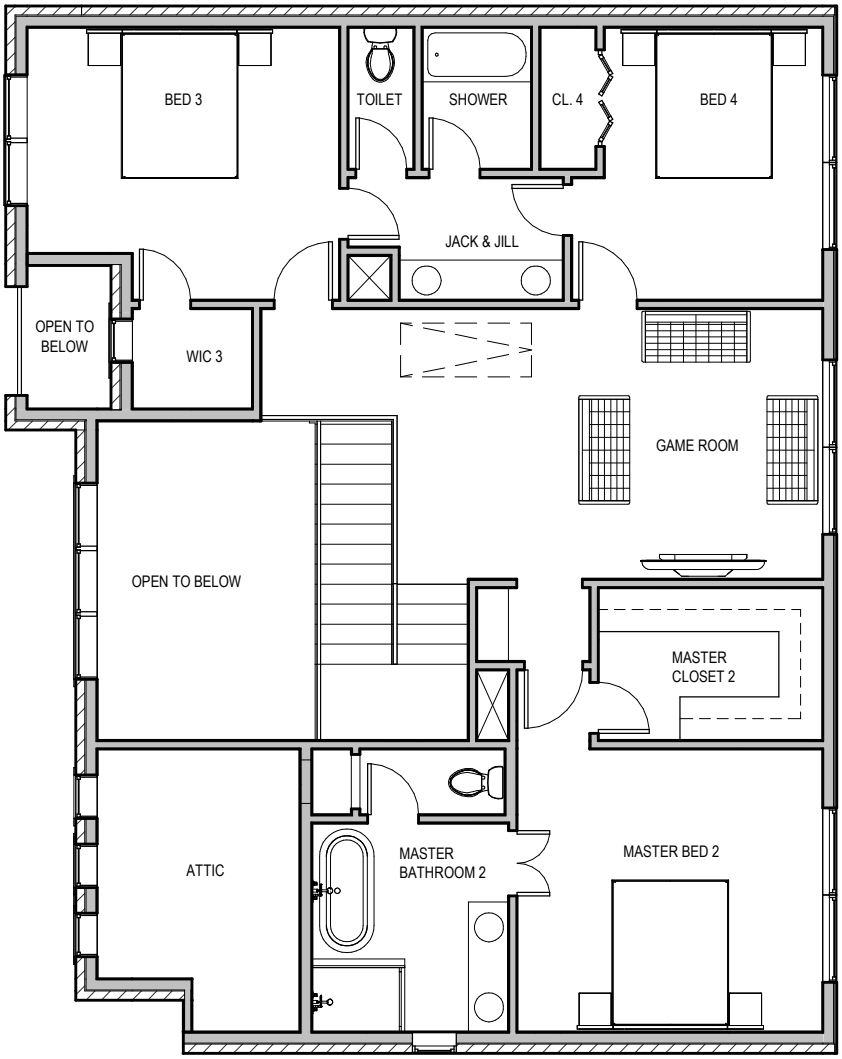

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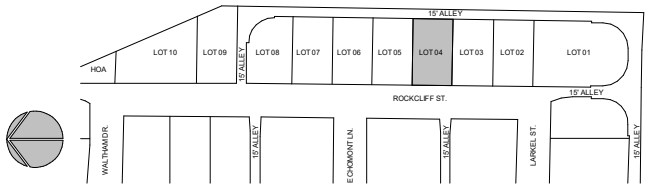

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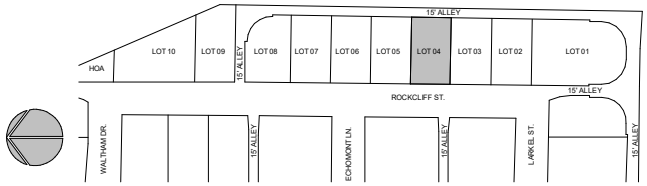

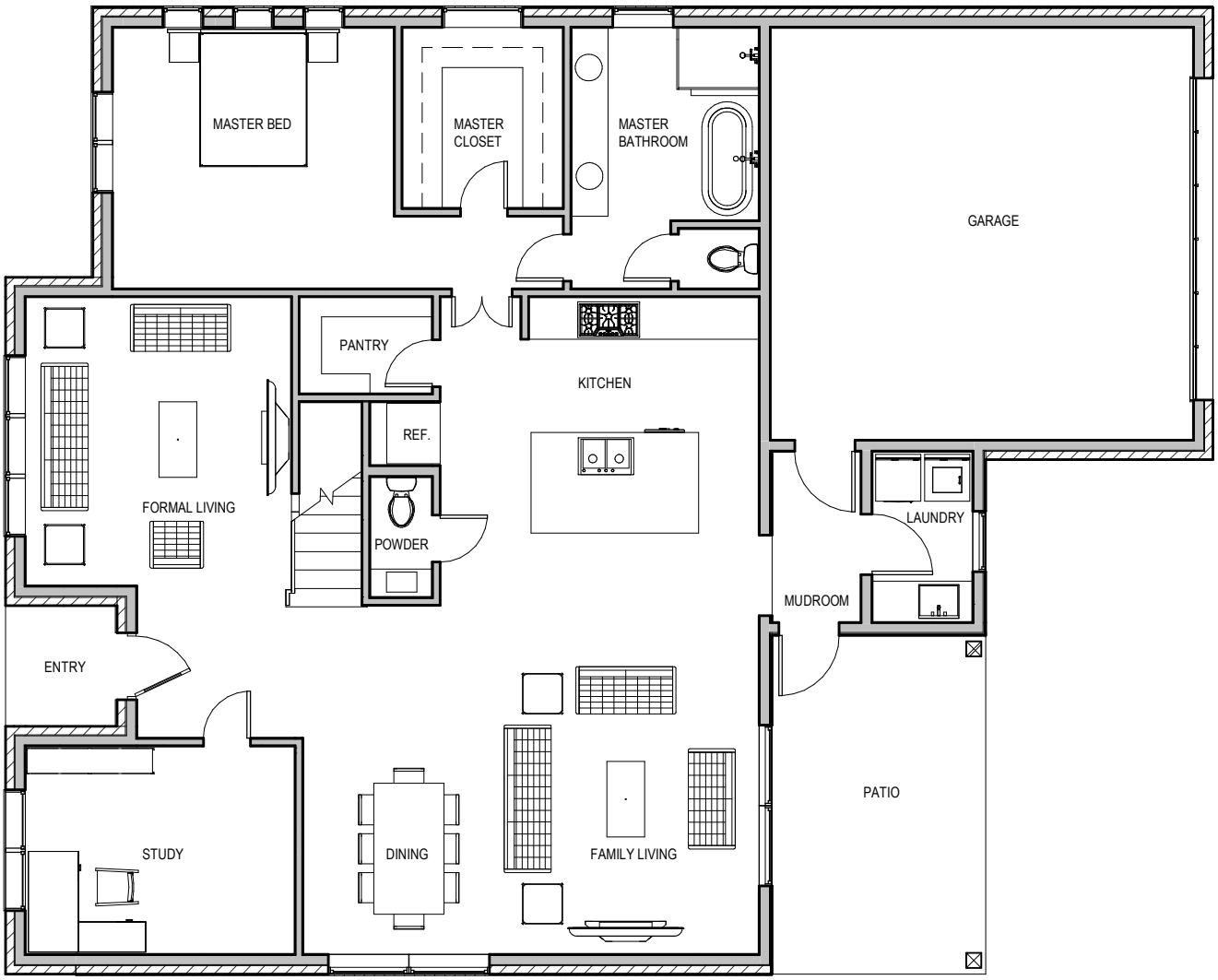

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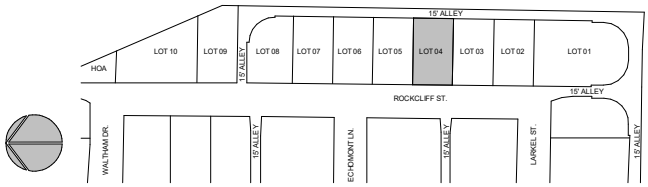

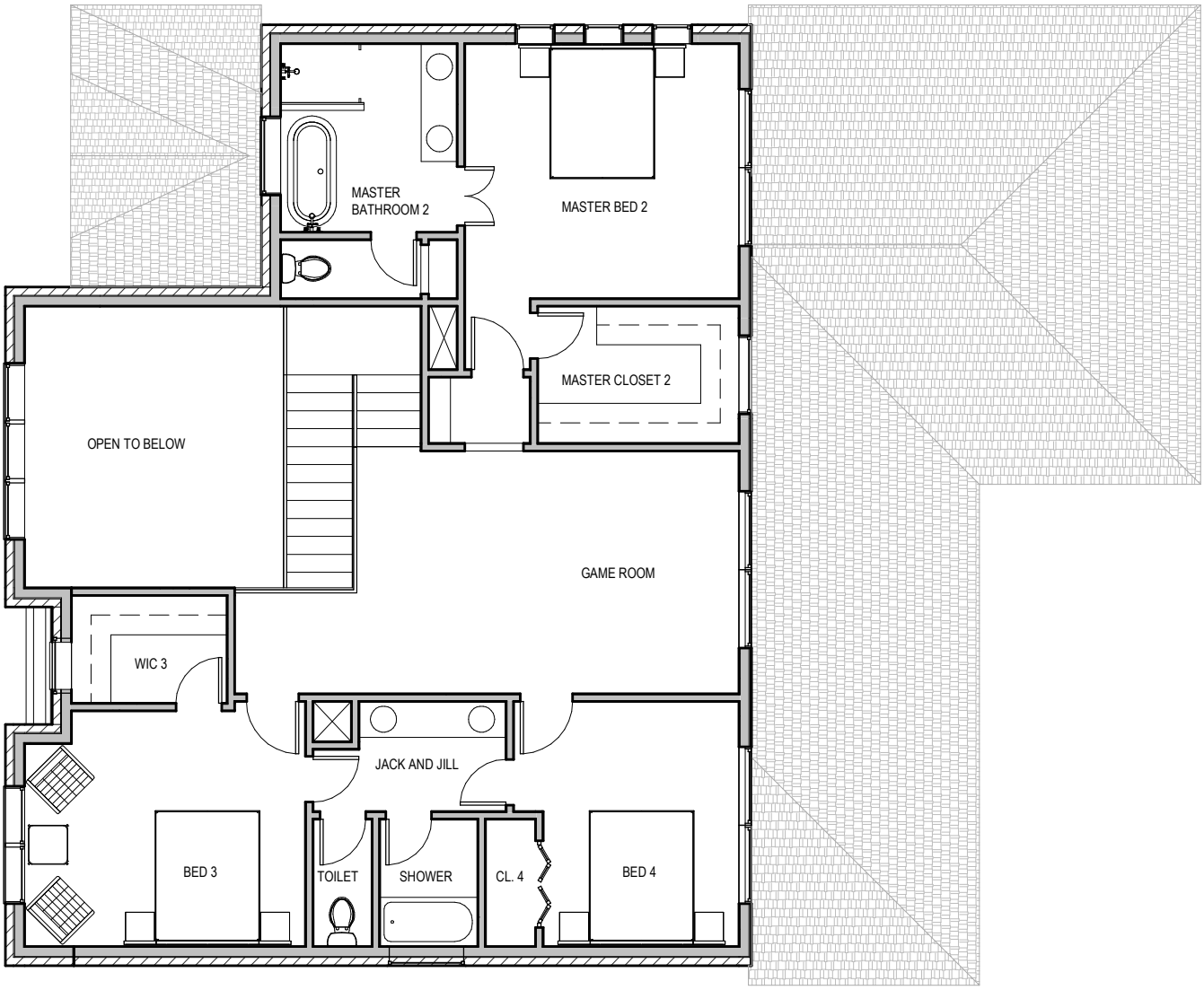

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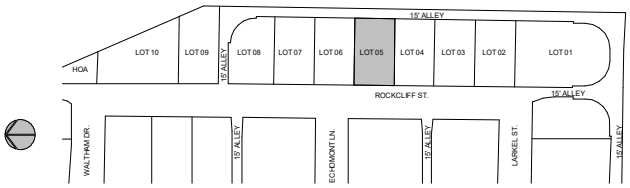

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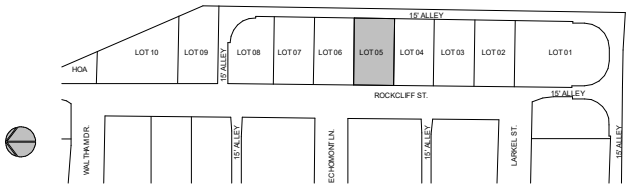

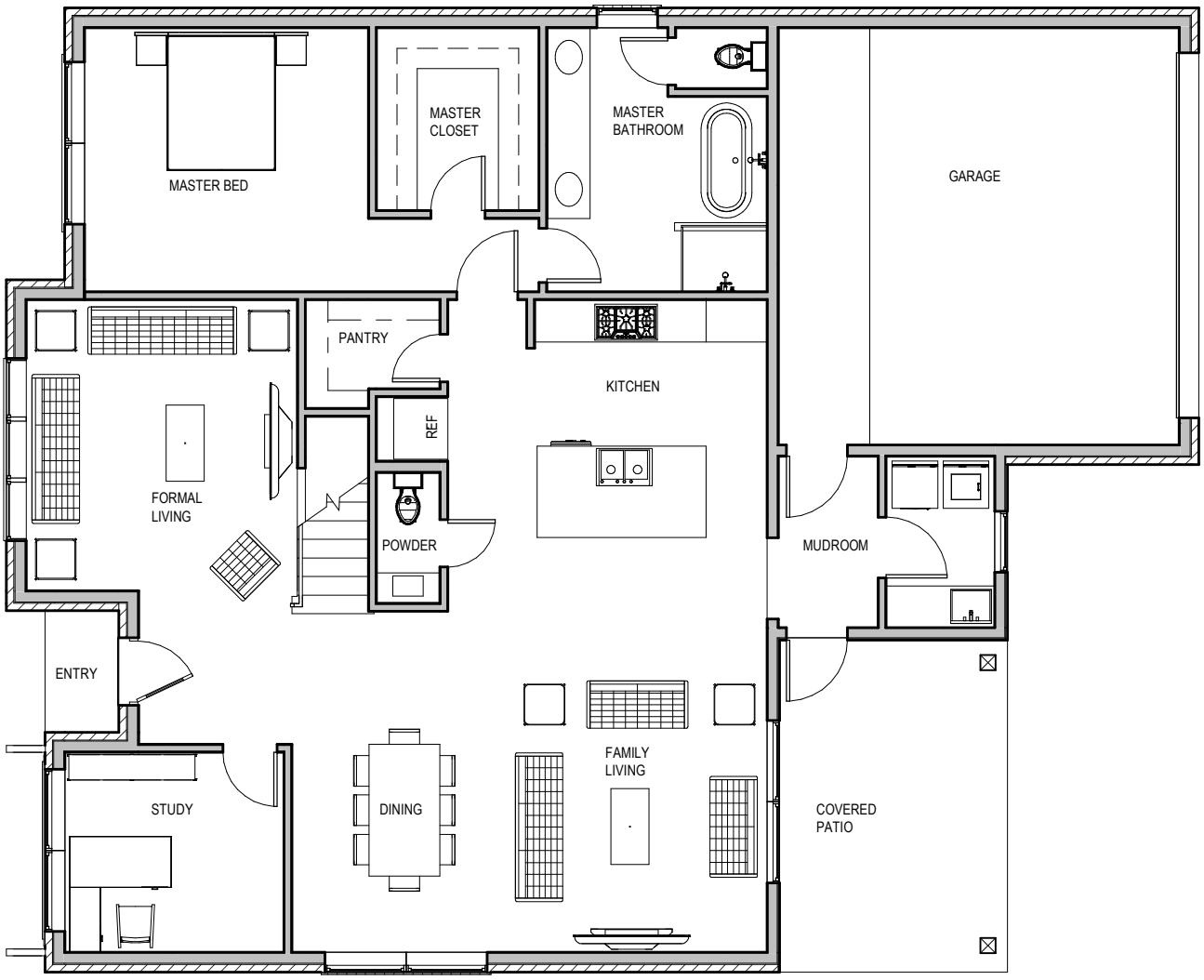

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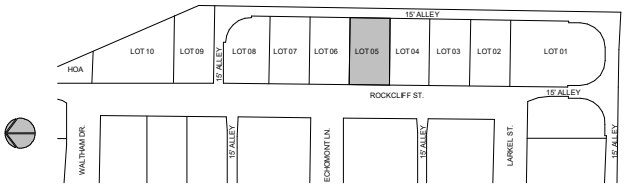

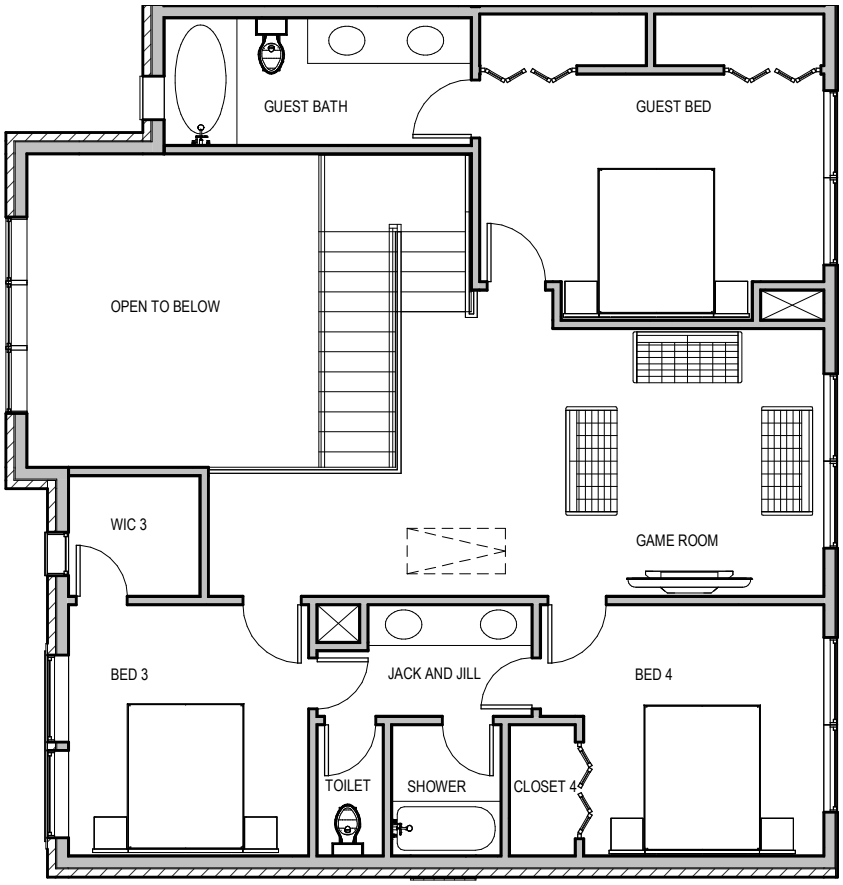

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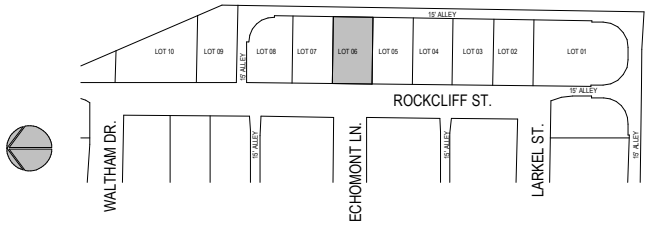

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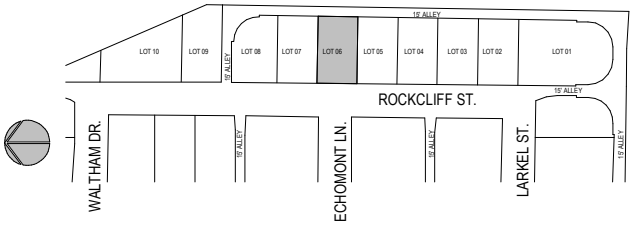

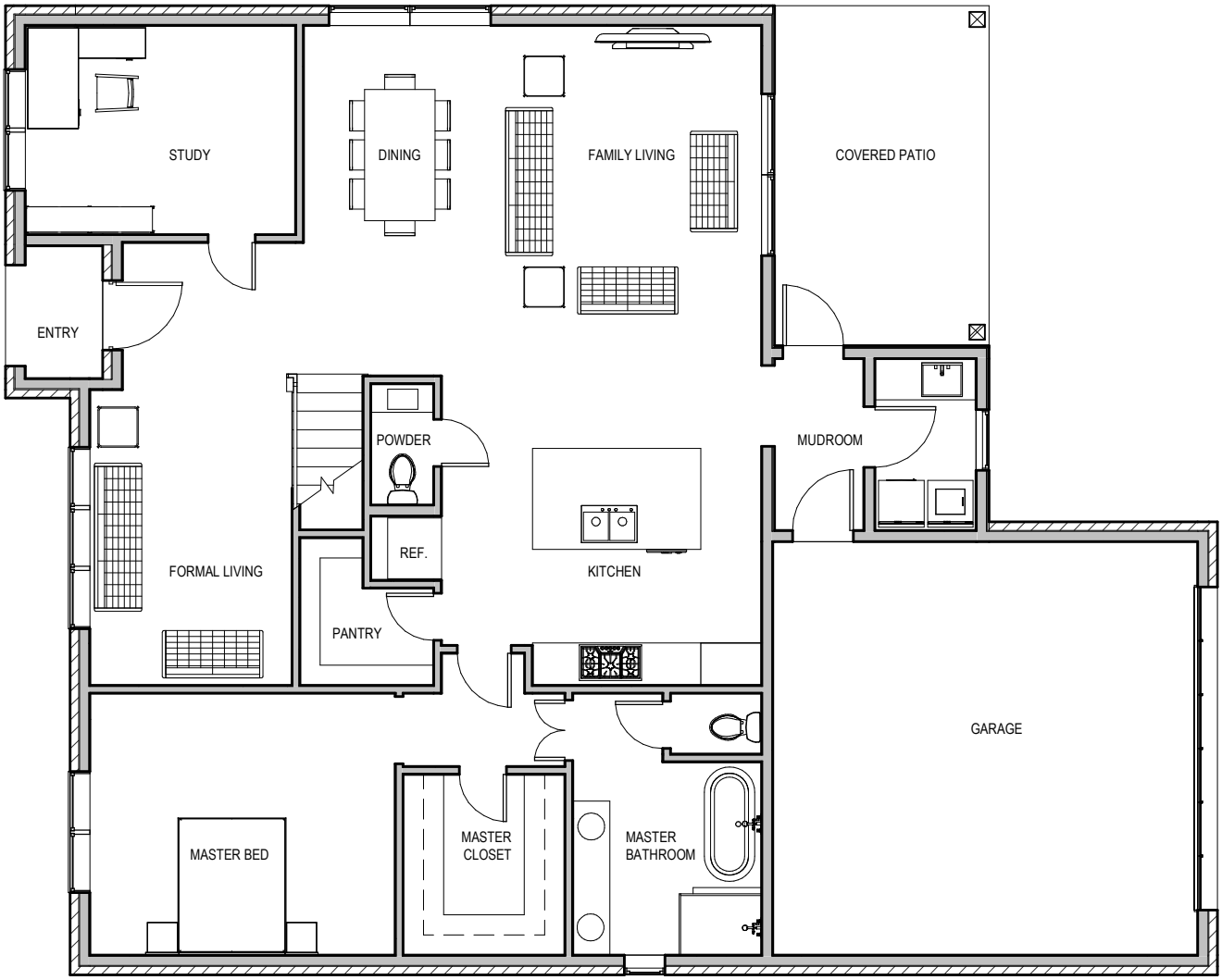

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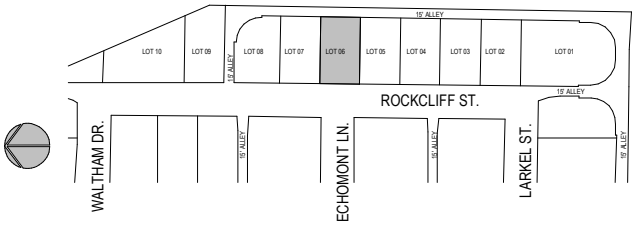
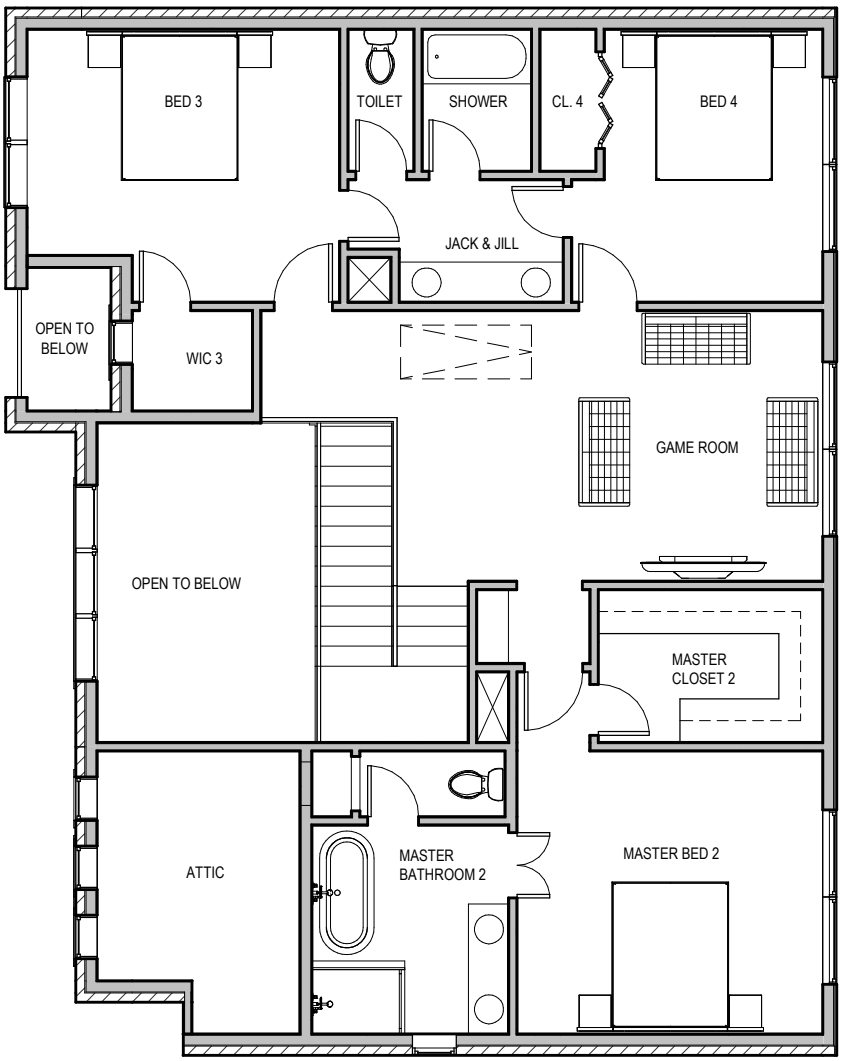




1 SECOND FLOOR PLAN
1/8" = 1'-0"

1408 Rockcliff St, Plano, TX 75093
(Lot 6 of Final Plat of Lots 1-10 Wyndemere II)

PACIFIC

LUX- E

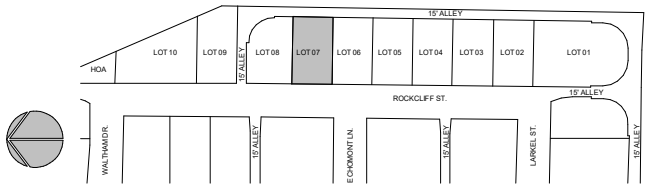
DESIGN PLAN DOCUMENT FOR THIS UNIT, BUT MAY NOT BE EXACT REPRESENTATION OF THE UNIT AS CONSTRUCTED.

PLAN FEATURES		LEVEL	LIVING AREA	TOTAL A/C AREA
TOTAL BEDS:	4	1ST FLOOR	1805 SF	
TOTAL BATHS:	3.5	2ND FLOOR	1315 SF	3120 SF
GARAGE SPACE:	2	GARAGE	495 SF	
		COVERED PATIO	180 SF	

SERENE DESIGN

811 S. CENTRAL EXPRESSWAY, SUITE 600
RICHARDSON, TX 75080 (972) 454-0054

INFO@SERENEBUILDER.COM
WWW.SERENEBUILDER.COM



1 FRONT ELEVATION
1/8" = 1'-0"

1500 Rockcliff St, Plano, TX 75093
(Lot 7 of Final Plat of Lots 1-10 Wyndemere II)

PACIFIC

LUX- D

DESIGN PLAN DOCUMENT FOR THIS UNIT, BUT MAY NOT BE EXACT REPRESENTATION OF THE UNIT AS CONSTRUCTED.

PLAN FEATURES		LEVEL	LIVING AREA	TOTAL A/C AREA
TOTAL BEDS:	4	1ST FLOOR	1840 SF	
TOTAL BATHS:	3.5	2ND FLOOR	1365 SF	3205 SF
GARAGE SPACE:	2 CAR	GARAGE	495 SF	
		COVERED PATIO	180 SF	

SERENE DESIGN

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RICHARDSON, TX 75080 (972) 454-0054

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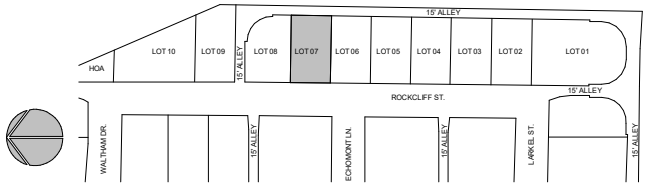

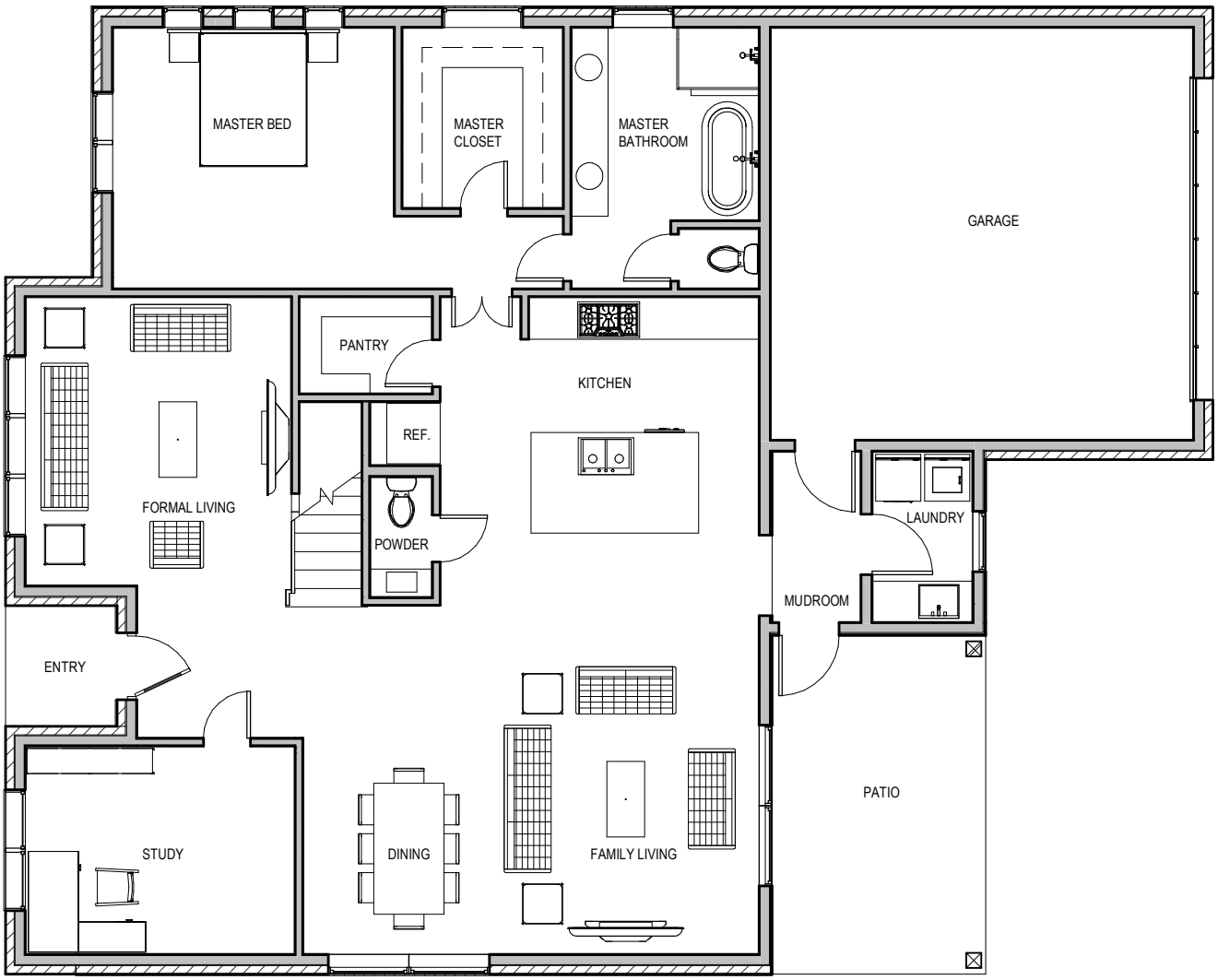

1 Level 1
1/8" = 1'-0"

1500 Rockcliff St, Plano, TX 75093
(Lot 7 of Final Plat of Lots 1-10 Wyndemere II)

PACIFIC

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		COVERED PATIO	180 SF	

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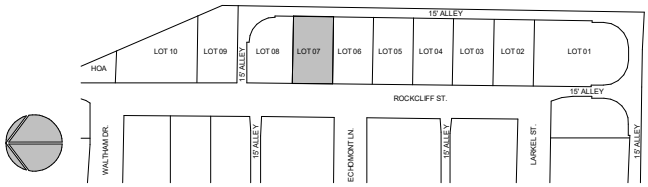

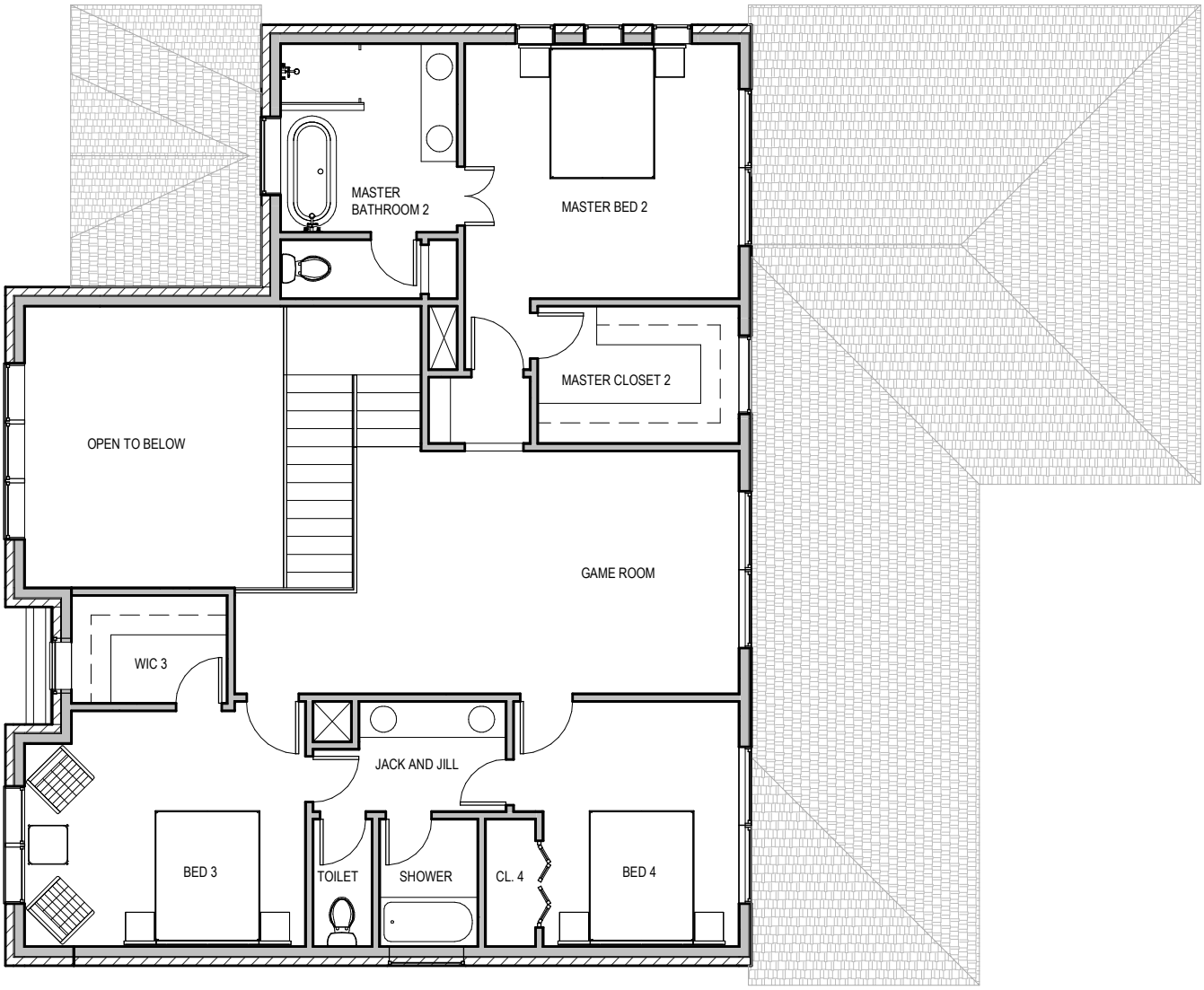

1 Level 2
1/8" = 1'-0"

1500 Rockcliff St, Plano, TX 75093
(Lot 7 of Final Plat of Lots 1-10 Wyndemere II)

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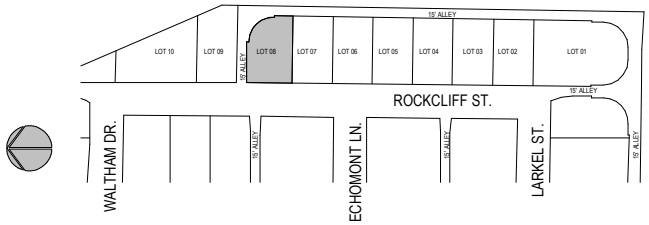

1 FRONT ELEVATION
1/8" = 1'-0"

1504 Rockcliff St, Plano, TX 75093
(Lot 8 of Final Plat of Lots 1-10 Wyndemere II)

PACIFIC

LUX- E

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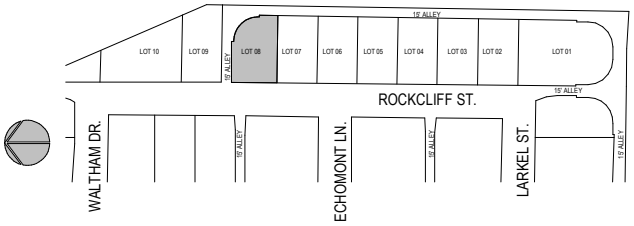

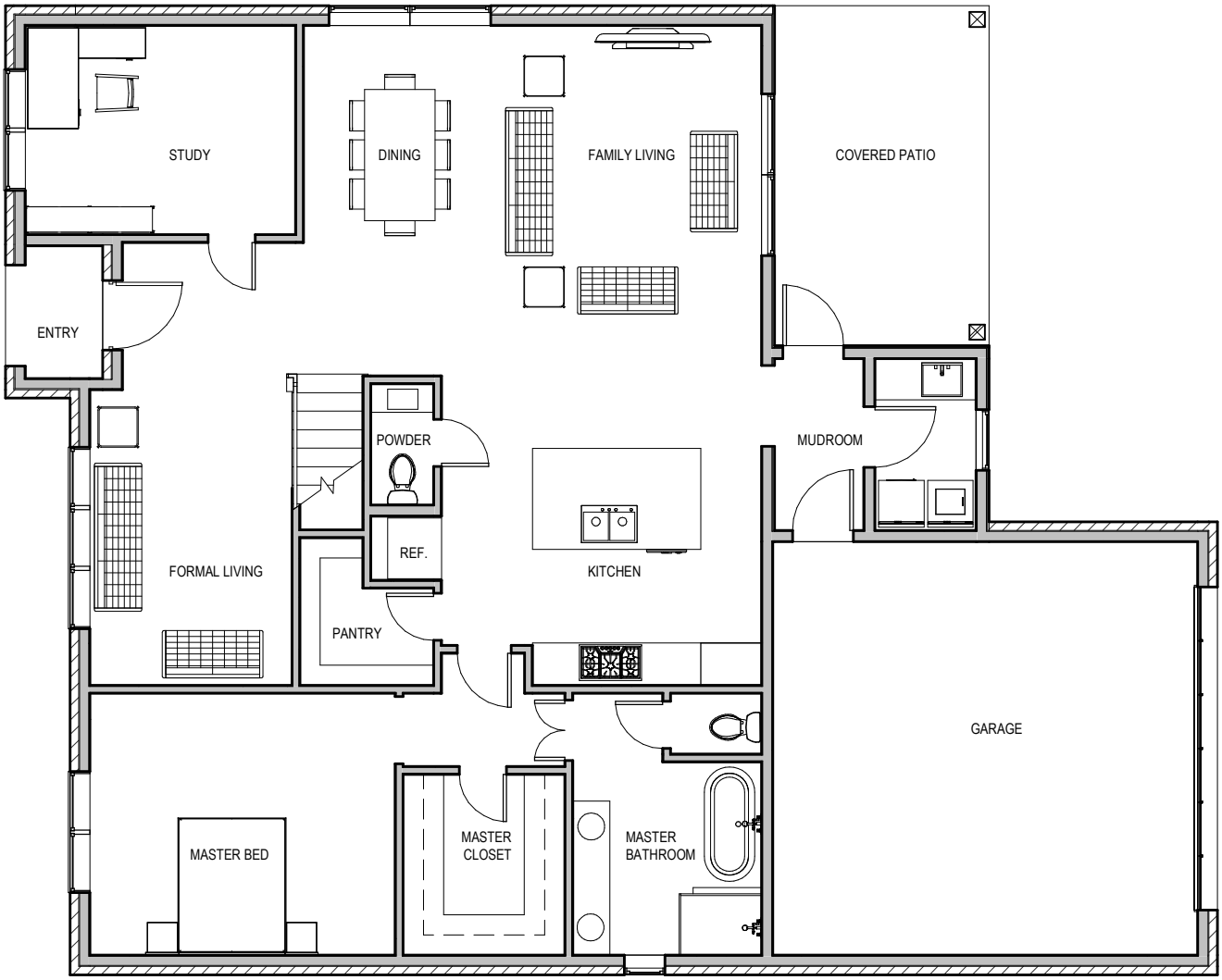

1 FIRST FLOOR PLAN
1/8" = 1'-0"

1504 Rockcliff St, Plano, TX 75093
(Lot 8 of Final Plat of Lots 1-10 Wyndemere II)

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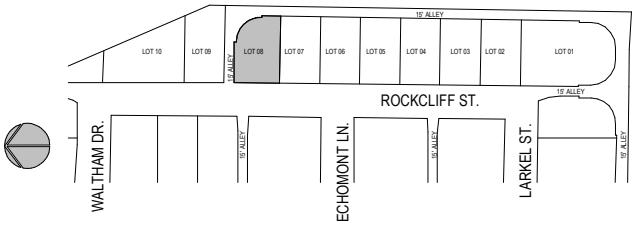

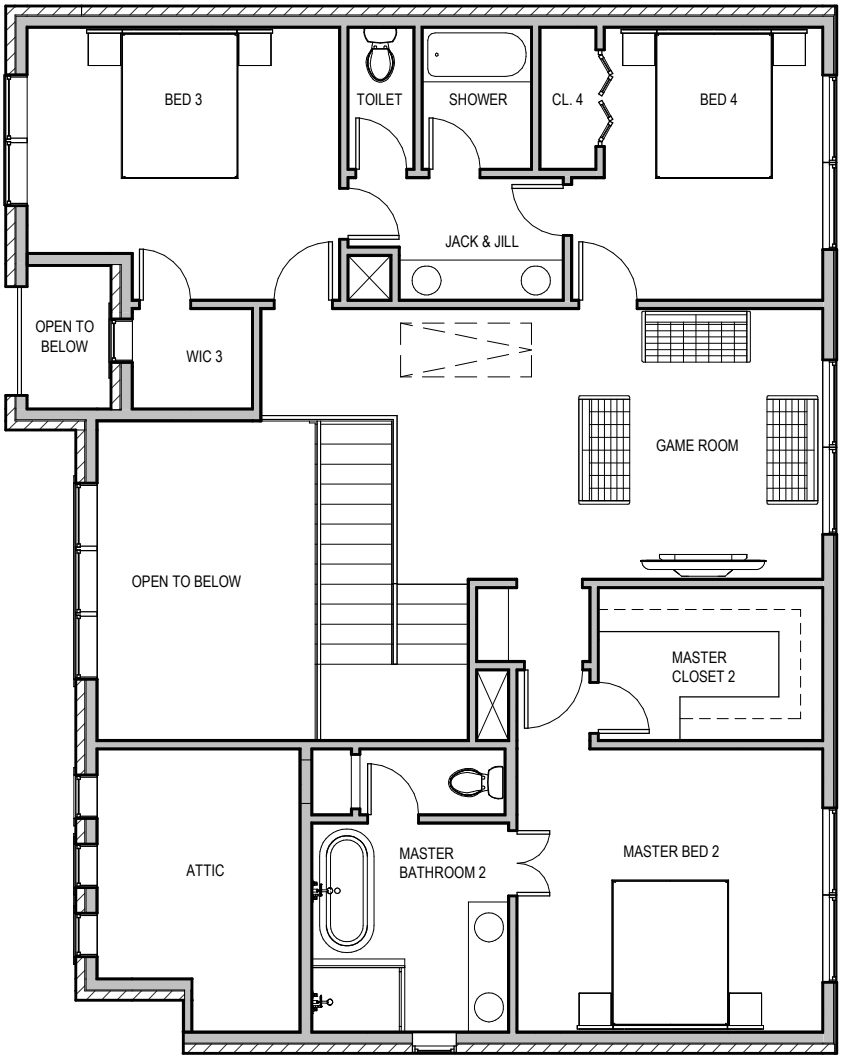

1 SECOND FLOOR PLAN
1/8" = 1'-0"

1504 Rockcliff St, Plano, TX 75093
(Lot 8 of Final Plat of Lots 1-10 Wyndemere II)

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		COVERED PATIO	180 SF	

OVERVIEW

CONGRATULATIONS ON YOUR NEW HOME PURCHASE WITH SERENE GLOBAL!

Here at Serene Global we are committed to quality, state of the art construction, craftsmanship, modern features and service beyond the sale.

This book is intended to guide and help prepare you for the selections you will be choosing throughout the entire design process*. To personalize your home, we have curated four design packages for you to choose from that you will find outlined in the following pages. You are welcome to mix and match elements of each package at no extra cost.

You will have the opportunity to meet with our Sales Agent to see everything that is available.

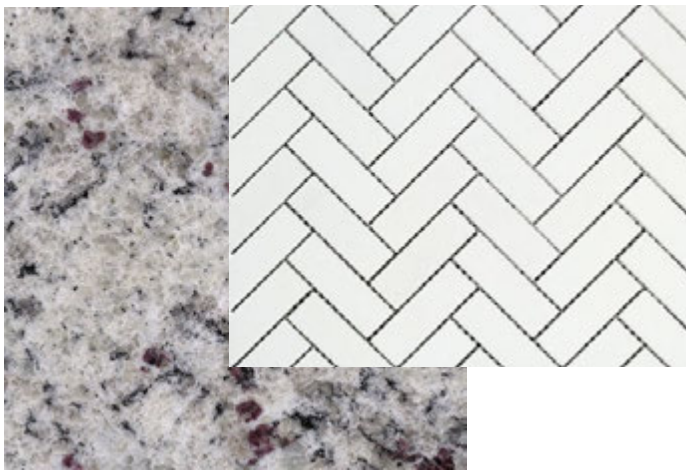
Welcome to the Serene Family!

*Certain selections may be subject to change subject to availability and/or specifications.

SERENE GLOBAL

PACKAGE 1

SW7647 Crushed Ice Wall Paint



Kitchen Backsplash & Countertop

Kitchen Cabinets

Master Bathroom

LVT FLOORS
AND CARPET

SECONDARY TUB WALL

SECONDARY BATH FLOORS
AND LAUNDRY

PACKAGE 2

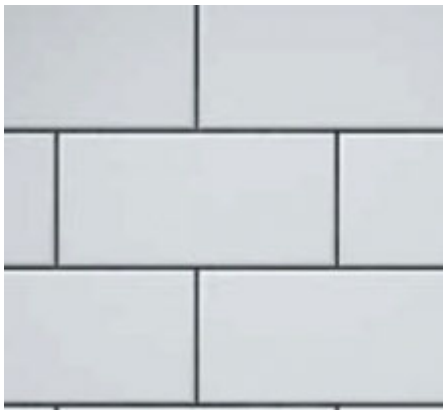
CRUSHED ICE
WALL PAINT

KITCHEN BACKSPLASH
AND COUNTERTOP

ALL CABINETS

MASTER BATH

LVT FLOORS
AND CARPET



SECONDARY BATH TUB WALL

SECONDARY BATH FLOORS
AND LAUNDRY

PACKAGE 3

CRUSHED ICE
WALL PAINT

KITCHEN BACKSPLASH AND
COUNTERTOP

ALL CABINETS

MASTER BATHROOM

LVT FLOORS
AND CARPET

SECONDARY BATH TUB WALL

PACKAGE 4

CRUSHED ICE
WALL PAINT

KITCHEN BACKSPLASH AND
COUNTERTOP

ALL CABINETS

MASTER BATHROOM

LVT FLOORS
AND CARPET

SECONDARY BATH TUB WALL

SECONDARY BATHROOM FLOORS
AND LAUNDRY

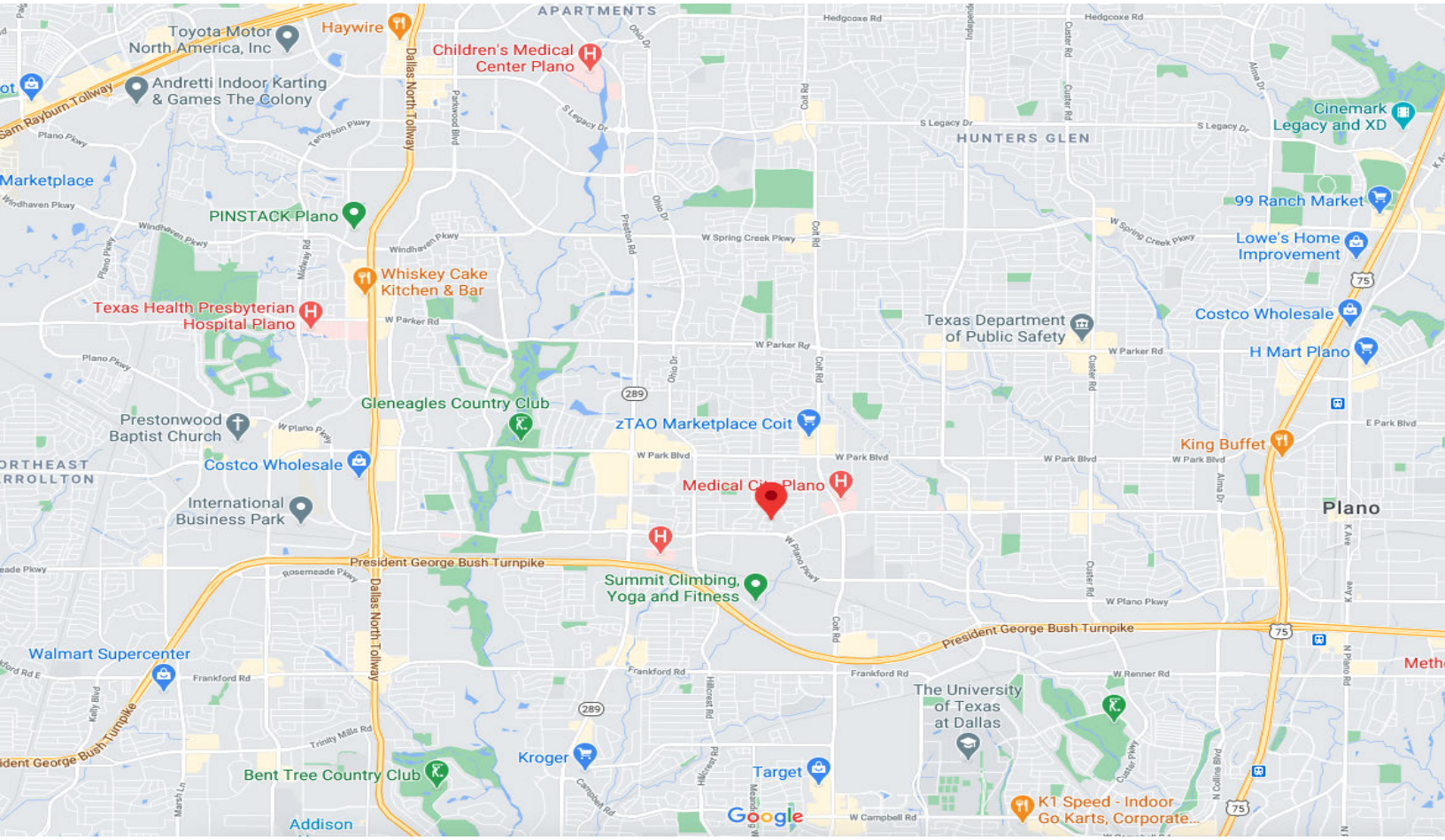
CUT-OFF TIMES

In order for construction to move smoothly on your new home, the following decisions need to be made before necessary cut-off times:

STAGE 1: PRE-JOB START

Structural changes
Doors - interior
Plumbing additions
Tub/shower changes
Staircase modifications
Plumbing fixtures
Tile selections
Countertops
Carpet or padding
Sinks (model/color)
Whole home paint color changes
Bathroom mirrors
Door/bath hardware changes
Electrical/lighting changes
Low voltage wiring upgrades
Cabinet changes
Appliance upgrades
Glass shower selections
Hardwood floor color
Accent paint upgrades

WELCOME TO
THE NEIGHBORHOOD



AREA MAP

1 - Medical City Plano (1min away)
2 - Wallmart Supercenter (5 min away)
3 - Target (5 min away)
4 - Allen Outlets (15 min away)
5 - Costco (10 min away)
6 - Cinemark (10 min away)
7 - Lowes (10 min away)
8 - UT Dallas (10min away)

READY TO LIVE AT THE VILLAS AT WYNDEMERE ?

CONTACT LEVY PORPINO AT 214-205-9985, OR LEVY@PORPINOGROUP.COM

SERENE GLOBAL