



VILLAS ON HUTTON

Villas on Hutton is a contemporary rooftop townhouse community comprised of 32 three story villas, located at 13145 Hutton Drive in Farmers Branch, Texas. These 32 townhomes have two different floor plans, one with 2,837 Sq. Ft. and a second plan with 2,527 Sq. Ft. The luxury townhomes have 3 bedrooms, 3 and a half bathrooms, 2 car garages, quartz or granite countertops, optional elevators, luxury appliances, custom cabinets, eight-foot solid doors, and 8" baseboards. These townhomes include a 4th Story rooftop Entertainment Deck with optional Grille and Fireplace. Very rare and exclusive, these villas have their own small yard, a community pool and a Dog park.

Villas on Hutton Townhomes are located in the Mercer Crossing Corridor. Mercer Crossing will have many options for shopping, dining, and outdoor activities including a 5000-seat outdoor amphitheater with views of the lake.

Just minutes from DFW International airport. 15 minutes from Downtown Dallas. Minutes from Major freeways such as I-35, LBJ 635, and President George Bush Turnpike.

Not only are these Townhomes located in one the most exciting developing areas in the Dallas area but near many beautiful Farmers Branch parks including the Rose Gardens of Farmers Branch and near the Dart rail station. Making the location very central and convenient.

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FROM THE
MID \$400's

13145 HUTTON DRIVE, FARMERS BRANCH, TX 75234
PHONE: 214-837-2792

VILLASONHUTTON.COM
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AMENITIES & FEATURES

THREE & FOUR BEDROOM CONTEMPORARY ROOFTOP RESIDENCES

Upscale Gourmet Appliances

Spa-Inspired Master Bath with Freestanding Soaking Tub

Glass Shower in Master Bathroom

Polished Chrome Fittings and Hardware

Private Rooftop Entertainment Area

Rooftop Patios with Sunset Views

Resident Only Community Pool, Covered Cabana & Bath

Optional Outdoor Grills

Garage Storage Area

Smart Home Ring Door Bell and Home Automation Package

Elevators Available in All Floor Plans

Minimum 10' Ceiling Heights in Living Places

Wide Plank, Engineered Hardwood Floors Available

Large Architectural Windows and Doors Throughout

Choice of Custom Appliances Available

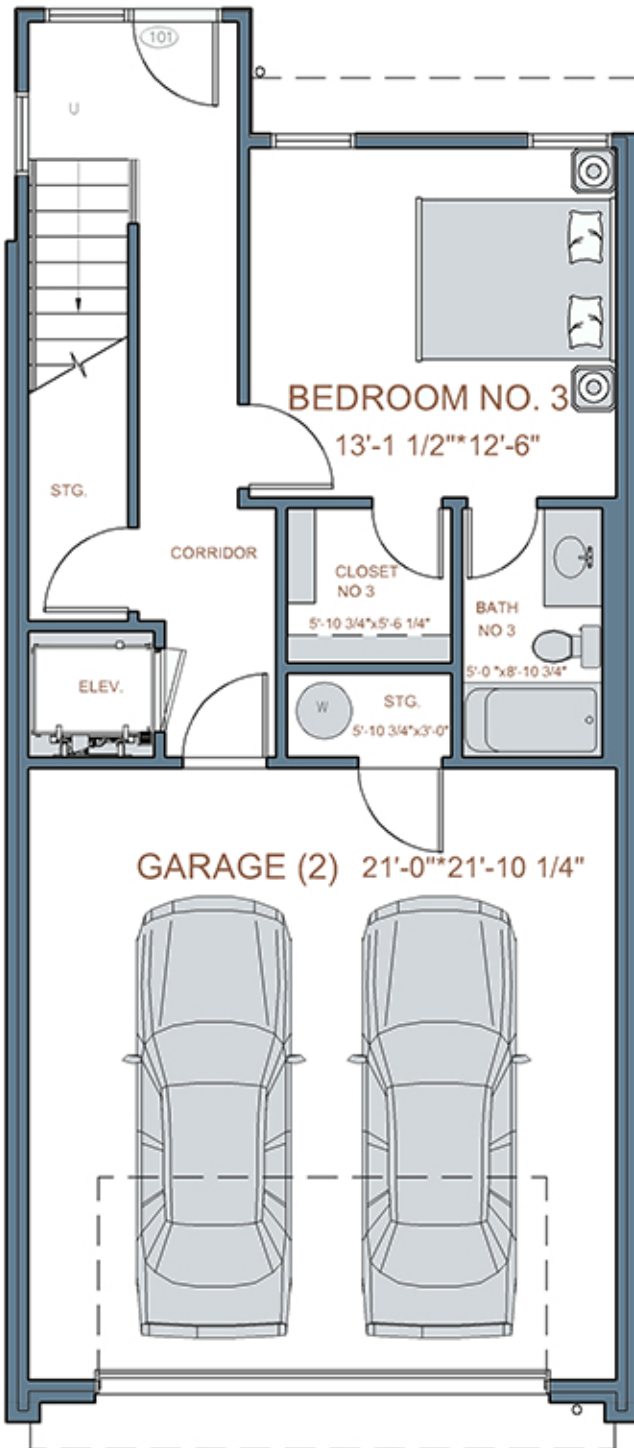
Oversized Closets and Additional Storage Areas

2-Zone High Efficiency Heating and AC

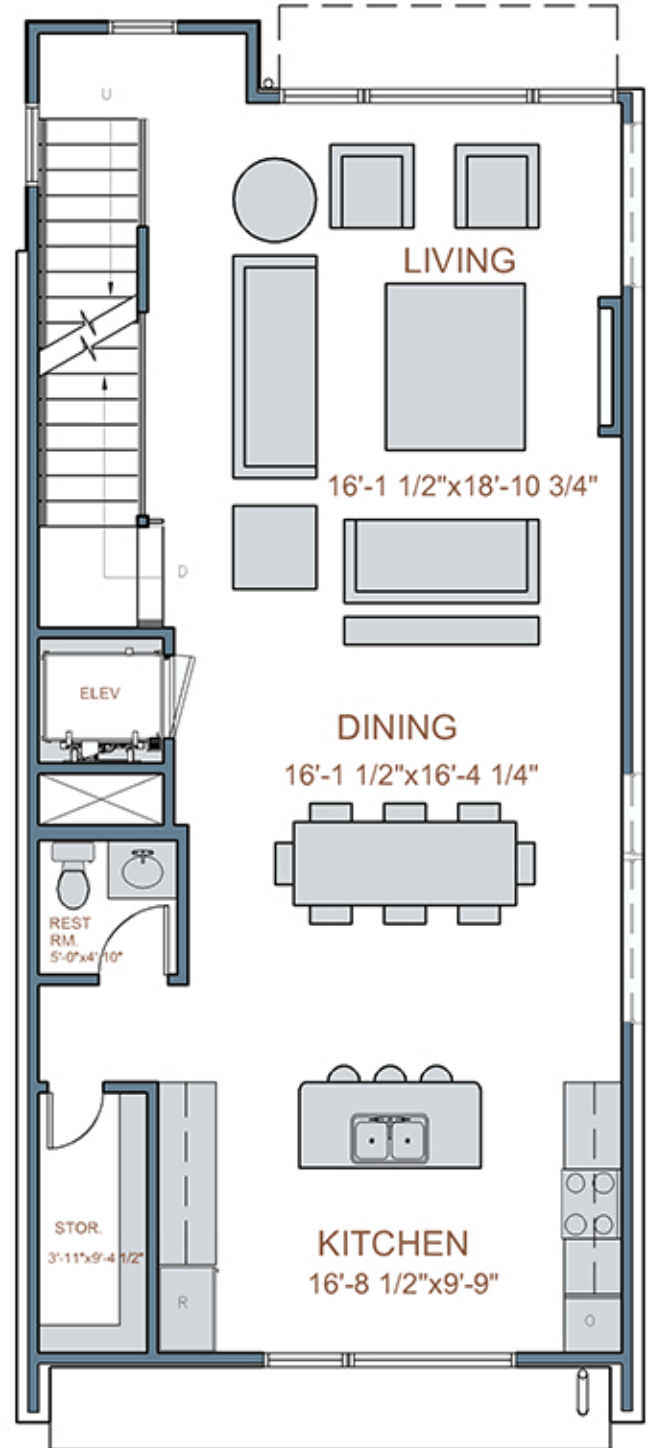
Optional Gas Fireplaces

FLOOR PLANS

PLAN A - 2,527 SQ. FT. AC



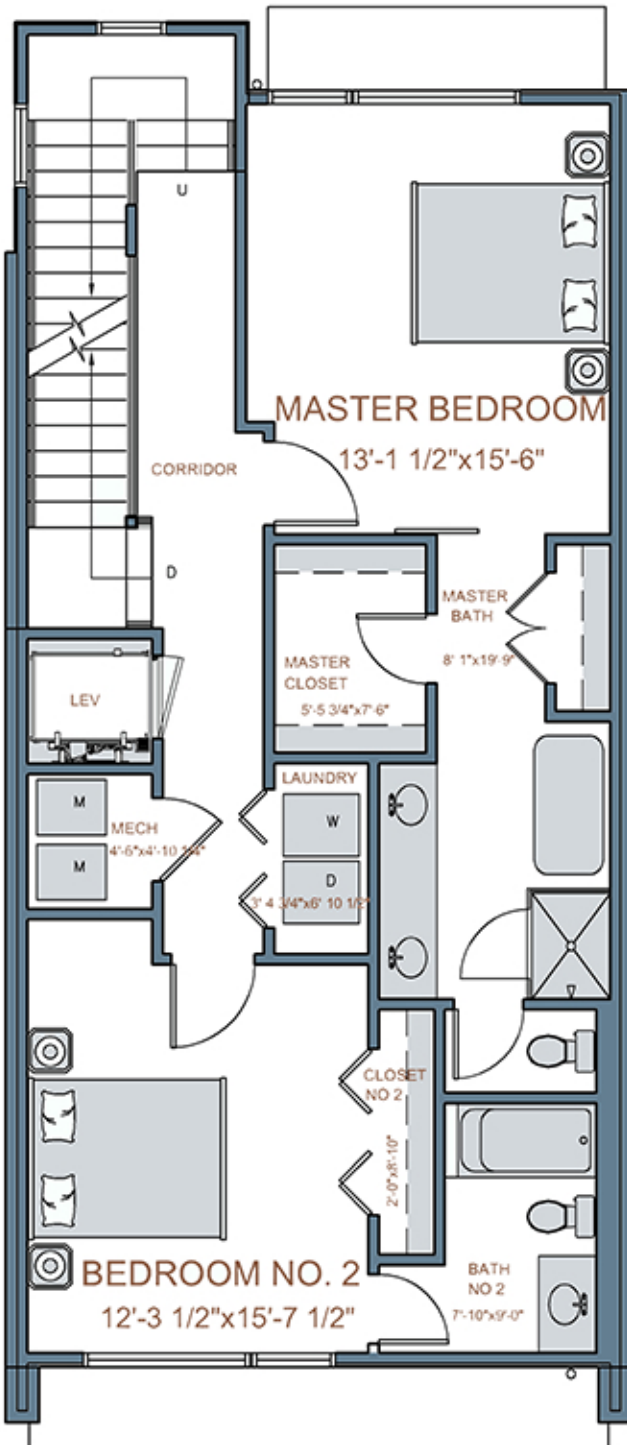
FIRST FLOOR
547 SQ. FT.



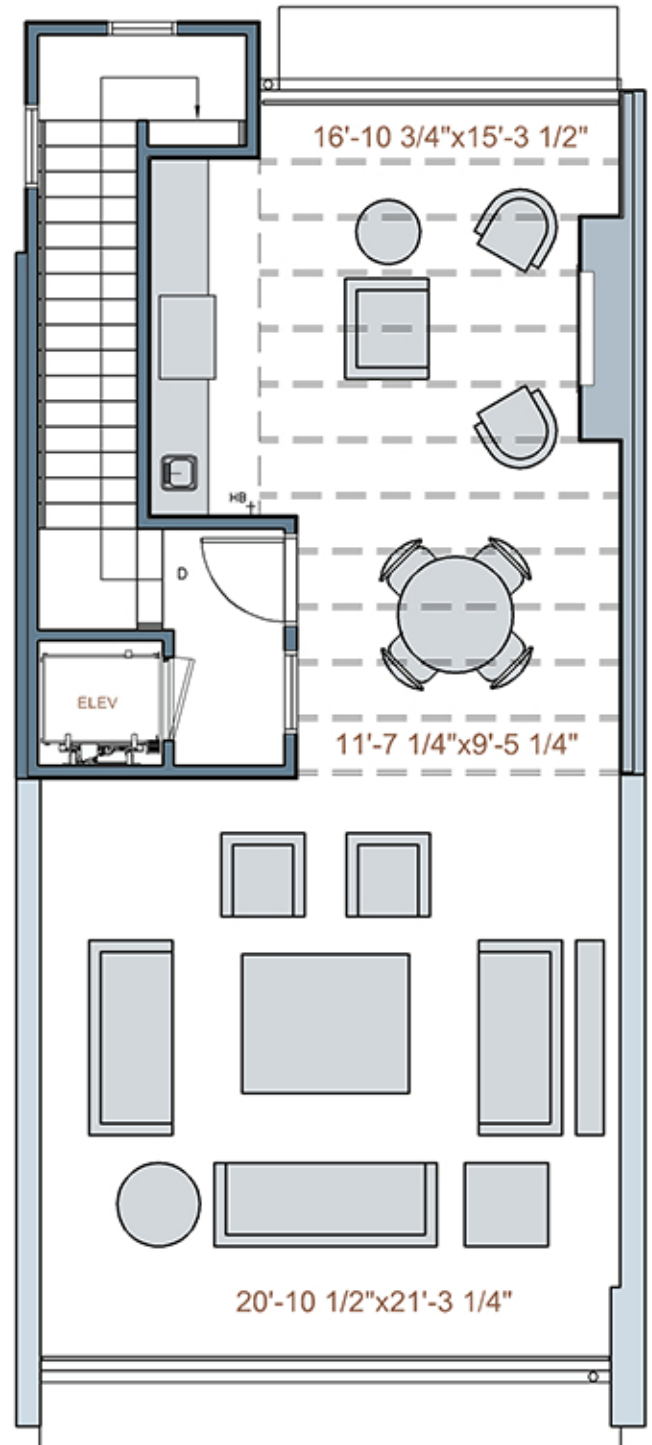
SECOND FLOOR
970 SQ. FT.

FLOOR PLANS

PLAN A - 2,527 SQ. FT. AC



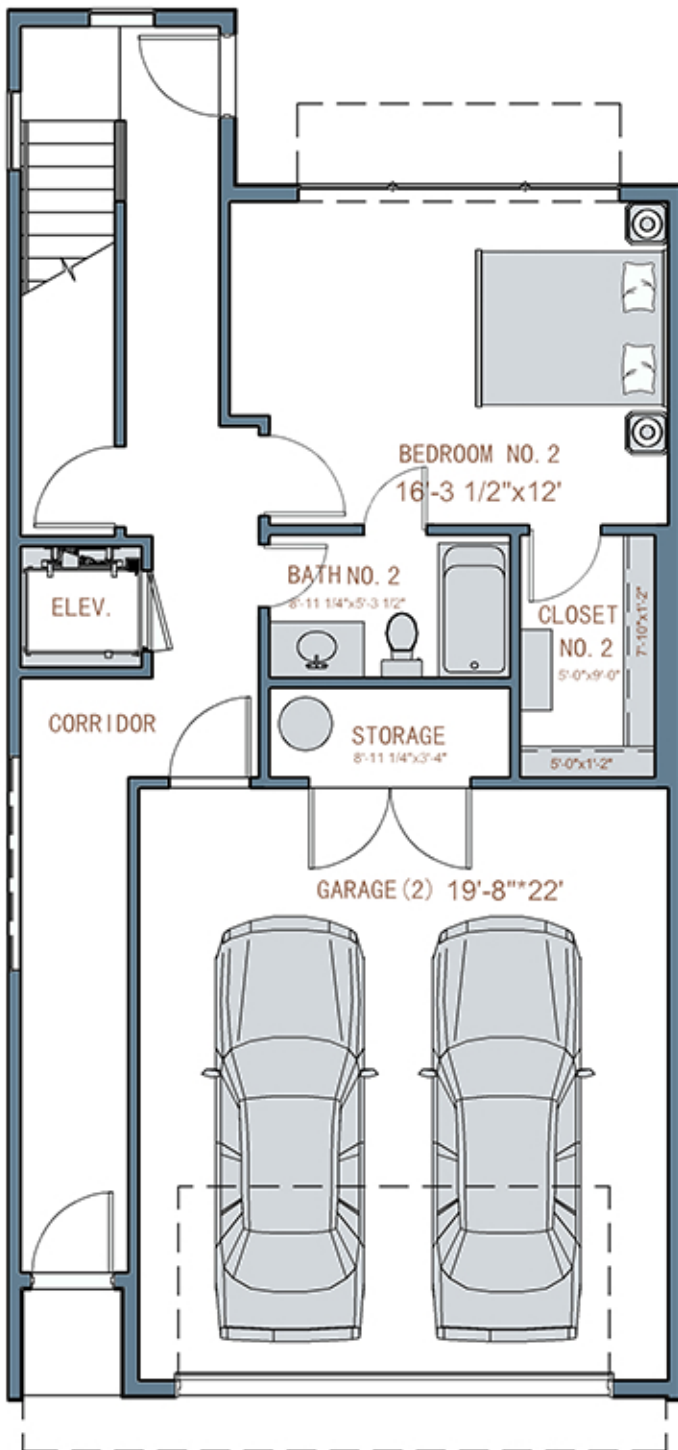
THIRD FLOOR
933 SQ. FT.



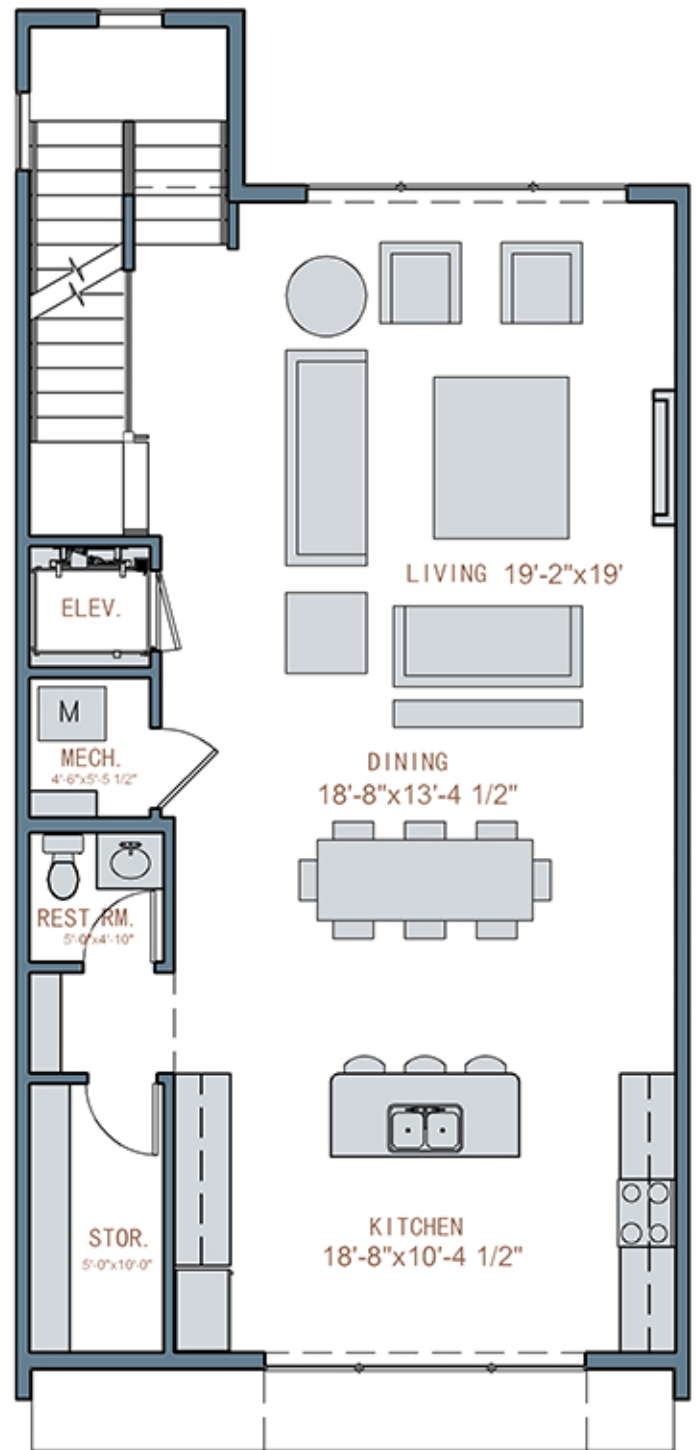
ROOFTOP PATIO
77 SQ. FT. AC. 856 SQ. FT.
OUTDOOR ENTERTAINMENT AREA

FLOOR PLANS

PLAN B - 2,837 SQ. FT. AC



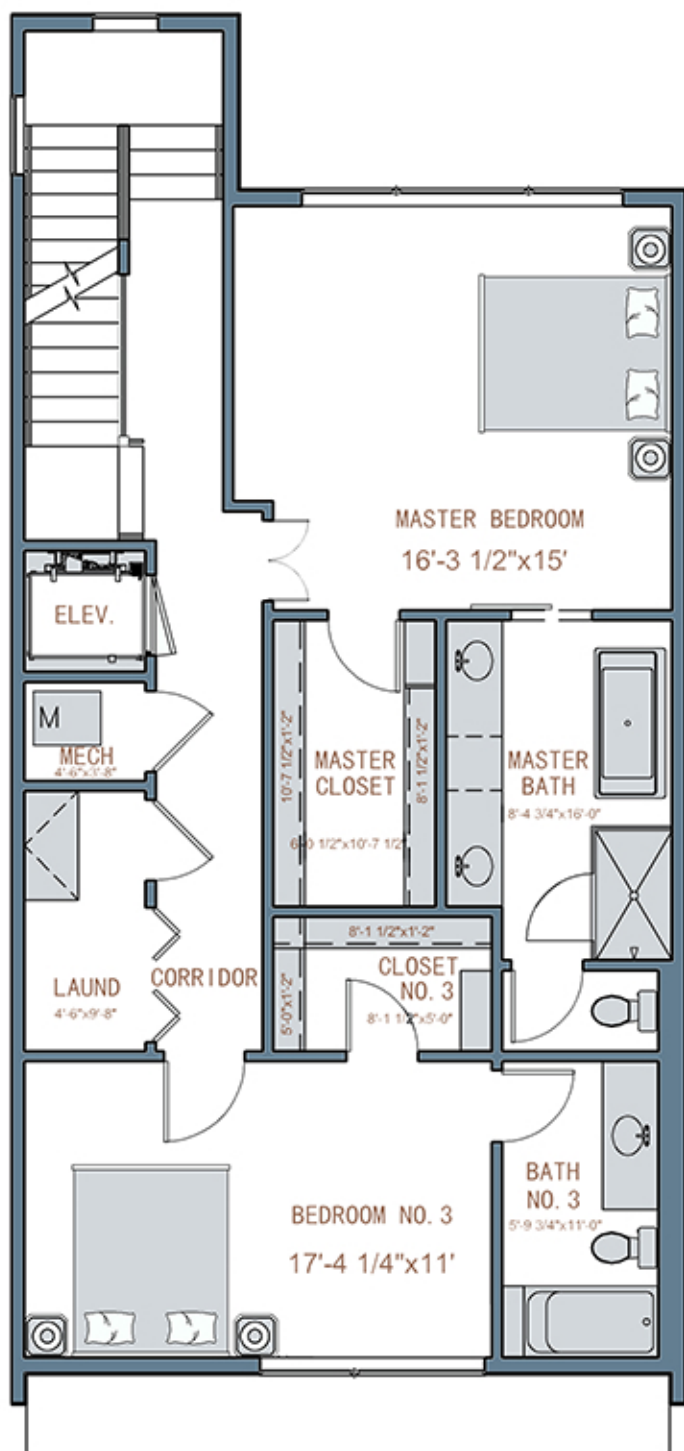
FIRST FLOOR
697 SQ. FT.



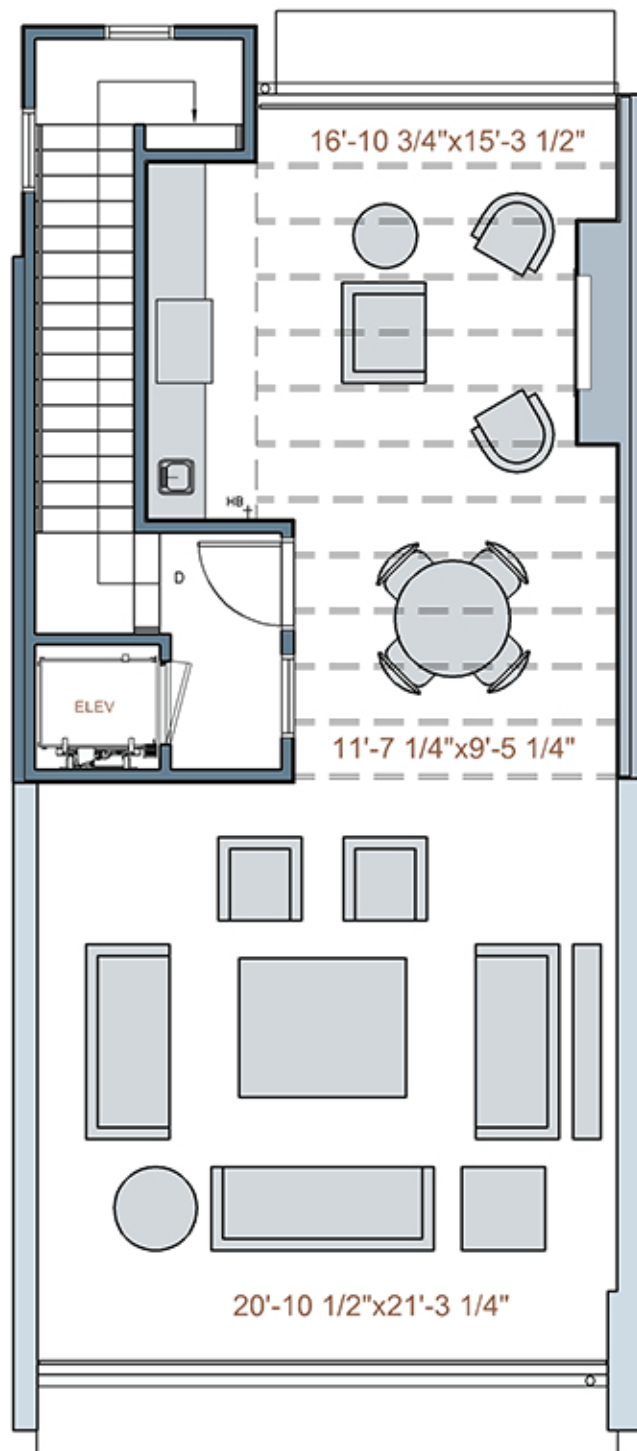
SECOND FLOOR
1,033 SQ. FT.

FLOOR PLANS

PLAN B - 2,837 SQ. FT. AC

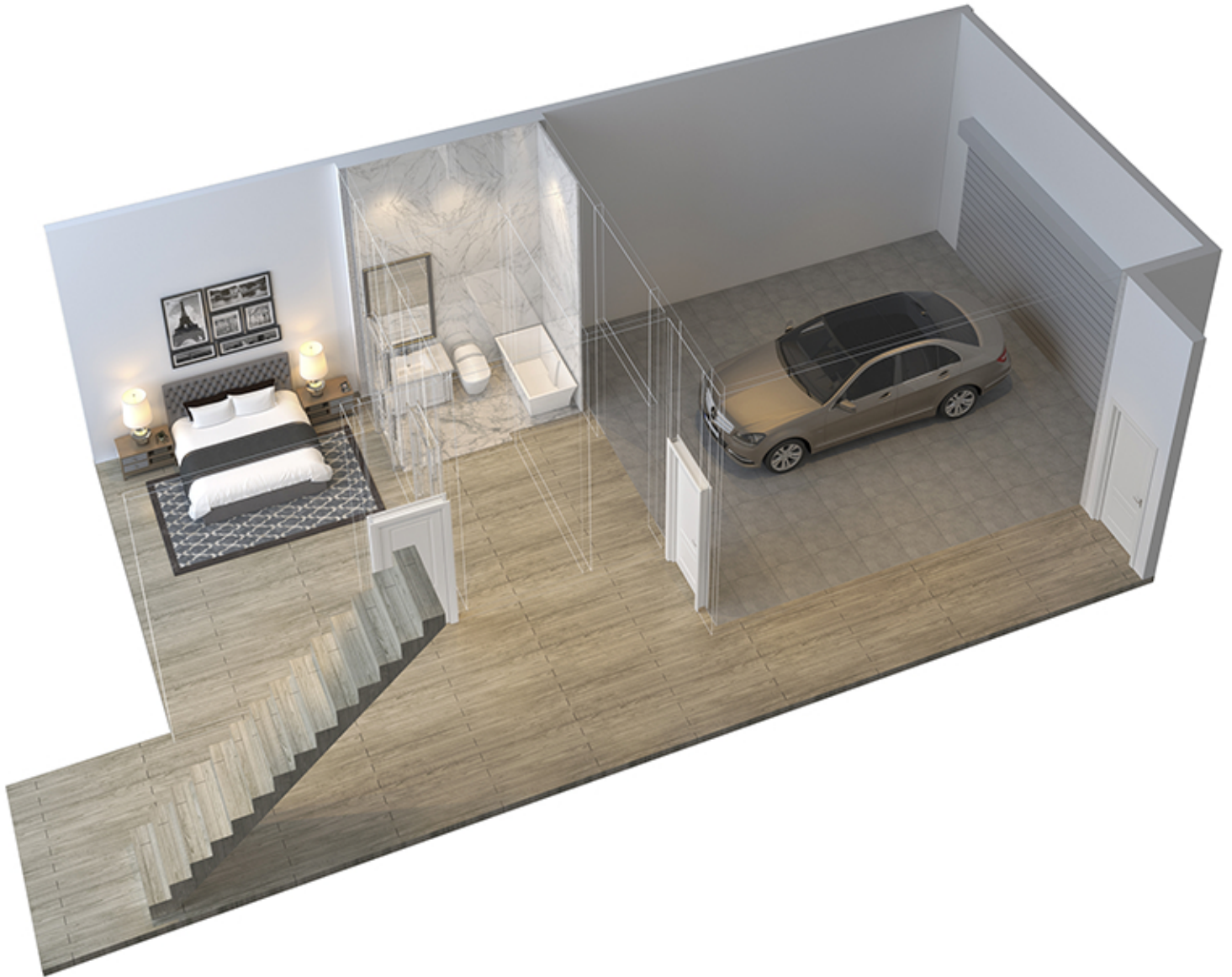


THIRD FLOOR
1,039 SQ. FT.



ROOFTOP PATIO
74 SQ. FT. AC. 965 SQ. FT.
OUTDOOR ENTERTAINMENT AREA

3D FLOOR PLANS



FIRST FLOOR

3D FLOOR PLANS



SECOND FLOOR

3D FLOOR PLANS

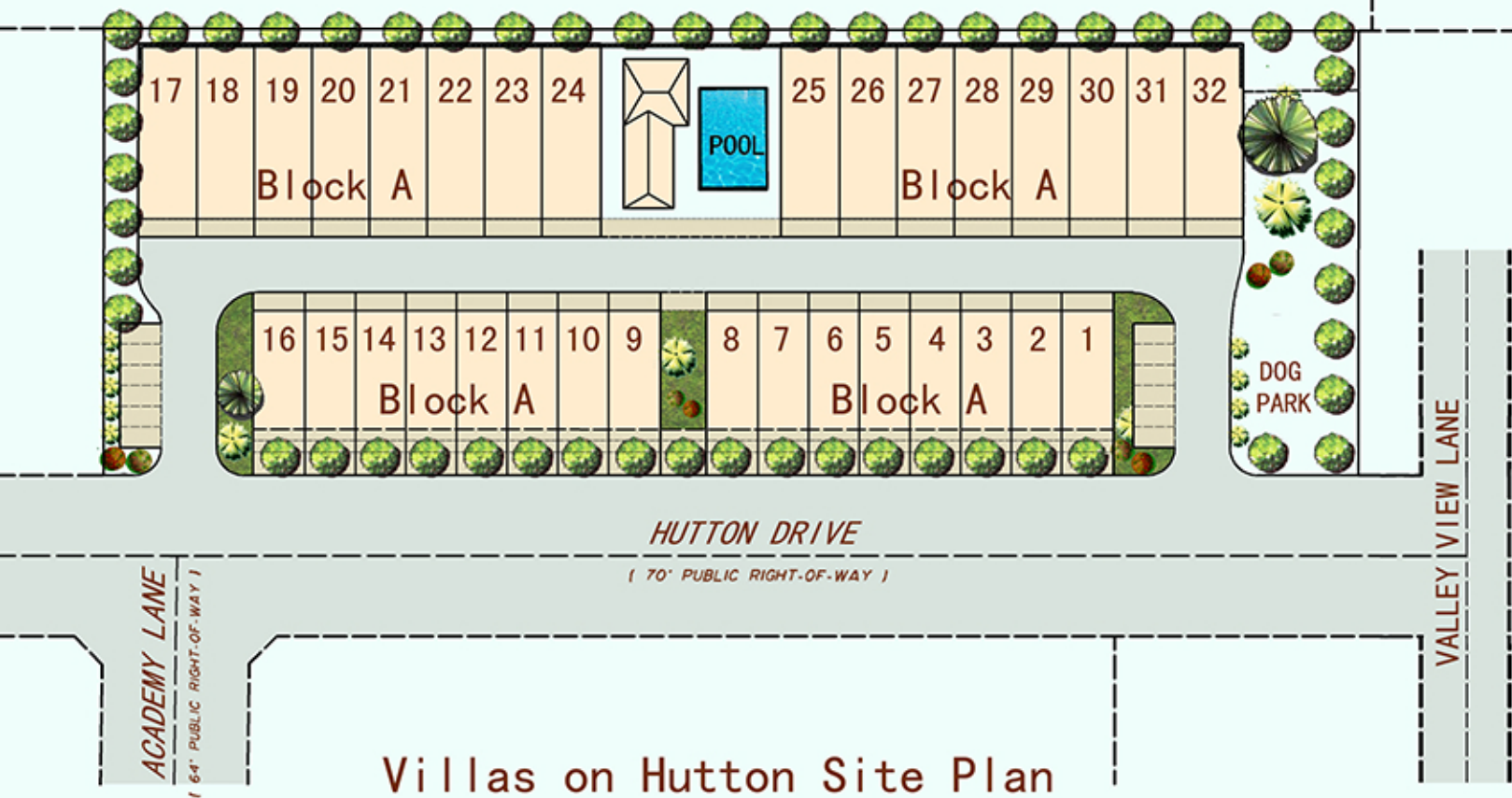


THIRD FLOOR

3D FLOOR PLANS



OUTDOOR ENTERTAINMENT AREA



VILLAS ON HUTTON

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FOR MORE INFORMATION

CALL WARREN PACKER AT 214.837.2792

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