



COBALT
HOMES

CLIFTON COURT

19 TOWNHOME UNITS

2 BEDROOM | 2.1 BATHS | 2 GARAGE

19 townhome units conveniently located conveniently located off Spring Valley Road in Farmers Branch, TX across the street from the prestigious Greenhill School of Texas. This modern development offers a beautifully designed blend of luxury and functionality in an unbeatable location.



2 bed



2 ½ bath



1738-1743 sq ft



2 garage



outdoor patio



**MODERN
LIVING GROUP**
YOUR HOME | OUR PASSION

COMPASS
FEE SIMPLE TOWNHOMES

Welcome to Clifton Court, a distinctive for-sale townhome community conveniently located off Spring Valley Road in Farmers Branch, TX across the street from the prestigious Greenhill School of Texas.

This modern development offers a beautifully designed blend of luxury and functionality in an unbeatable location. Nestled in the heart of north Dallas, this community is near numerous restaurants, entertainment venues, Brookhaven Country Club and Vitruvian Park. With easy access to all that Dallas has to offer, residents enjoy the perfect mix of charm and convenience.

Property Highlights:

- Modern 2-bedroom designs.
- Spacious open floor plans
- Full-size 2-car garages pre-wired for EV charging
- Premium Bosch appliances, custom cabinetry, and high-end quartz countertops
- Solid-core doors and hardwood floors
- Spa inspired primary baths with dual sinks and premium fixtures
- Smart home technology: Built-in security system, Nest doorbell camera, smart thermostat, and myQ-compatible garage
- Pre-wired for optional fans and speakers
- Outdoor living spaces: Private backyard covered patios.
- Interior finish options vary by unit
- Interior finish options vary by unit

Unbeatable Location & Accessibility:

Nestled just minutes from both Addison and North Dallas, this location places you near some of the area's most exciting destinations.

Residents will appreciate proximity to **Vitruvian Park**, a 19-acre urban oasis featuring scenic trails, art installations, and seasonal events like the iconic Vitruvian Lights. Just a short drive away, **Rawhide Park** and **Oran Good Park** offer green space, walking paths, and recreational facilities for families and active lifestyles alike.

When it comes to entertainment, you're surrounded by options. **Addison Circle** and **The Galleria Dallas** are just minutes away, providing access to top-tier shopping, dining, and nightlife. Enjoy live music, food festivals, and theater performances throughout the year—all within a few miles of your front door. Commuting is a breeze with close access to I-635 and Dallas North Tollway. Whether you're heading downtown or jetting off from Dallas Love Field, you're never far from where you need to be. Farmers Branch blends a strong sense of community with a forward-thinking spirit, making it one of the most desirable places to call home in the DFW metroplex.

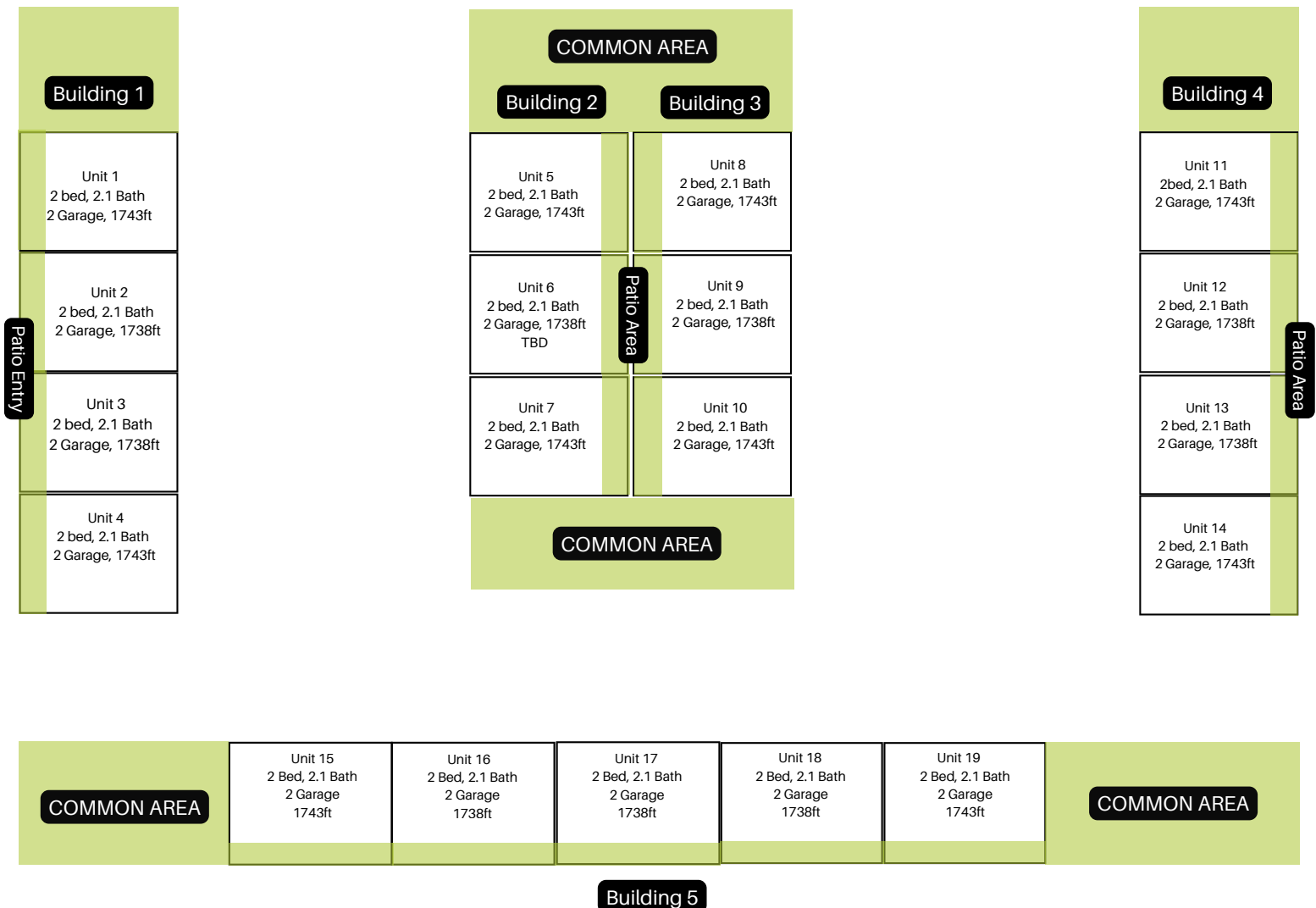


3940 SPRING VALLEY SITE MAP



----- 3940 SPRING VALLEY ROAD -----

All Units are 2 Bed | 2.1 Bath | 2 Garage | 1738-1734ft | Private Patio



In Between Midway and Marsh streets, off of 3940 Spring Valley

INTERIOR PHOTOS



INTERIOR PHOTOS



STANDARD KITCHEN APPLIANCES



Bosch 30" gas cooktop -
Stainless Steel NGM8058UC



Bosch Estar Pyramid Chimney
Hood 30" SS
HCP30E51UC



Bosch 500 Series Built-In Microwave Oven
HMB50152UC
500 Series - Wall Oven HBL5451UC



Bosch 500 Series SS Dishwasher
- Pocket Handle SHPM65Z55N



Gooseneck Kitchen Faucet with
Pull Down - Chrome



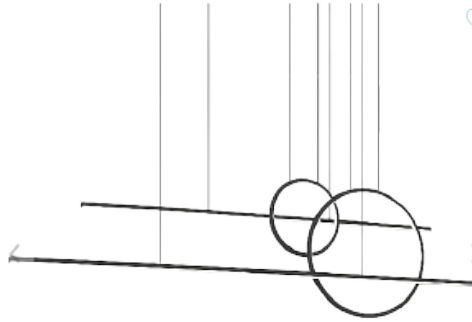
Undermount Stainless Steel Sink
32x18 NAN SR3218-16

OPTIONS

KITCHEN LIGHTING



KITCHEN ISLAND:
Kuzco Mondrian 47"x 8.5"



KITCHEN ISLAND:
Kuzco Eerie 59"x14.25" PD19359-BK
Kuzco Chute Calypso 56"x12"x16"



KITCHEN ISLAND:
Kuzco shift 48"

APPLIANCE OPTIONAL UPGRADES



Bosch 800 Series 36" Counter
Depth French Door B36CL80EN



LG WM4000HWA 4.5 CF Washer
DLEX4000W 7.4 CF Elec Dryer
Stacking Kit

PLUMBING FIXTURES

Other plumbing: frost-proof hose bibs, Navien Tankless water heater with recirculation system, and gas drops for water heater, furnace, cook top and BBQ" Wastemaid, 1590 ½ HP disposal



PRIMARY DUAL FAUCET
Riu Widespread Lavatory Faucet
With C-spout - Chrome RU08LC



PRIMARY DUAL SINKS
White 19"x13" Undermount
Sinks



Dual 6" 6-Function Showerhead;
Handshower Set with 31" slide bar and 3
function handheld
Therm & Pressur Balance Trim
TRUTM23C 5055C 366C-WS



TOILETS ALL
Icera Malibu II Elongated Toilet



GUEST SINKS
Single Handle Faucet CS01C
White 19"x13" Undermount Sink



GUEST BATHS
6" 6-function Showerhead With Arm
TRUTM51C 366C-WS 867C

KITCHEN – PACKAGE K-2: TWO TONE WITH WOOD



Countertops
KLZ Carrerra Gold – 3cm Square Edge



Kitchen wall tile backsplash
Marvel Calacatta Apuano 1"x12"
straight stack – Polished



- Cabinetry: Custom KTI Cabinetry
- Light wood tone uppers and full height / white base cabinetry
- Finsa Richelieu 78E-White SR209 Soft III & 008 – Roble Bello Mesura
- Concealed, soft close hinges
- Soft close full extension sliders
- Modern pulls in chrome

KITCHEN – PACKAGE K-3: TWO TONE WITH GRAY



Countertops
Calacatta Finesse – 3cm in
Square Edge (Level-4 Quartz)



Kitchen wall tile backsplash
Festival White Stack Porcelain
Mosaic



- Cabinetry: Custom KTI Cabinetry
- Finsa Richelieu 78E-White SR209 Soft III & Soft III & 06F – Cemento Teide Concealed,
- White base cabinetry and island, gray uppers and full height.
- soft close hinges
- soft close full extension slider
- Modern pulls in chrome

PRIMARY BATH – PACKAGE PB-1: WHITE CABINETRY

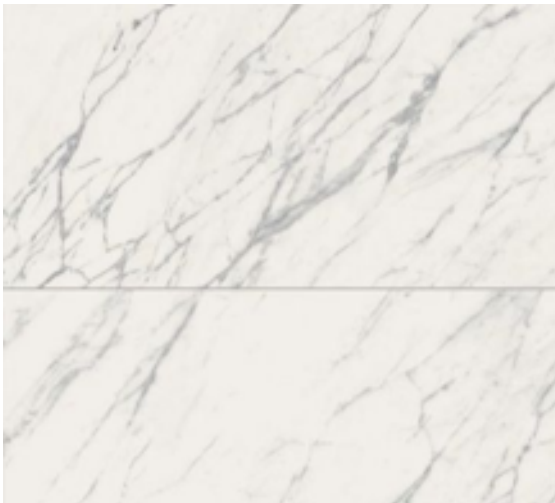
*Recessed LED can lights throughout with
custom under mount lighting on cabinetry and floating vanities*



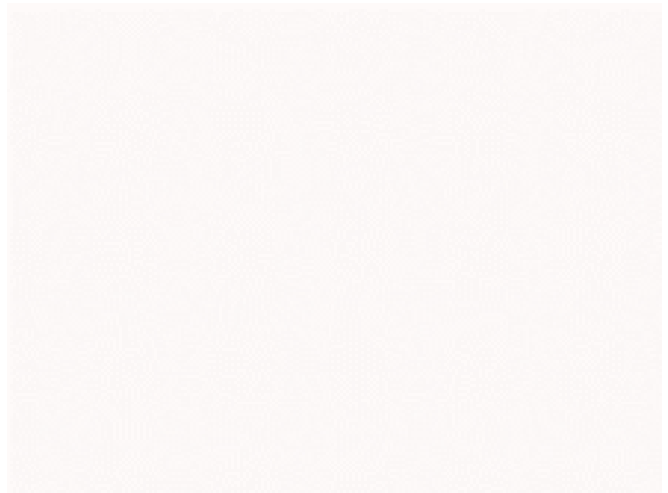
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
Calacatta Finesse – 3cm in Square Edge
(Level-4 Quartz)



Arizona Tile Tru Marmi Venatino Matte
12"x24" offset (tile "baseboard") OR
24"x48" floor tile & shower walls



Finsa Richelieu 78E-White SR209
Soft III cabinets

PRIMARY BATH – PACKAGE PB-2: LIGHT WITH WOOD TONES

*Recessed LED can lights throughout with
custom under mount lighting on cabinetry and floating vanities*



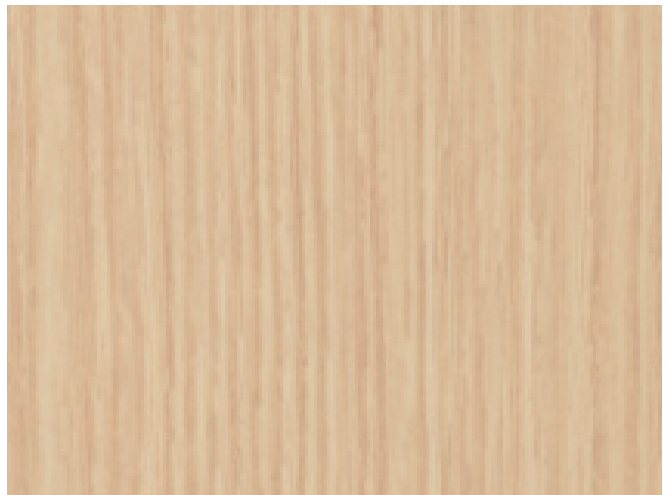
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
KLZ Carrerra Gold – 3cm – Square Edge



Marvel Calacatta Apuano – Matte
12"x24" offset (with tile "baseboard")
floor tile & shower walls



KTI – Finsa Richelieu 008 – Roble
Bello Mesura cabinets

PRIMARY BATH – PACKAGE PB-3: GRAYS WITH WOOD TONES

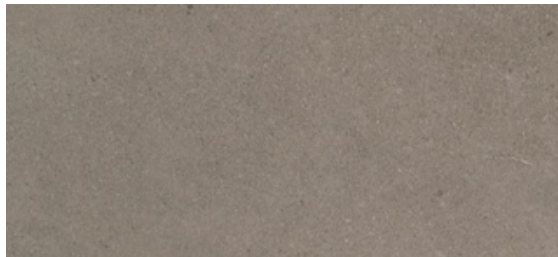
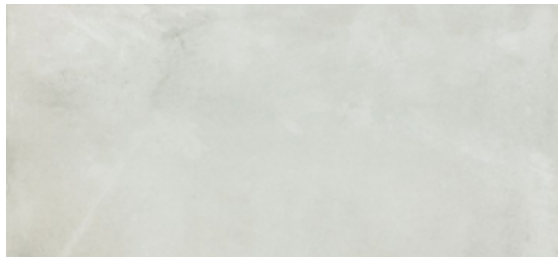
*Recessed LED can lights throughout with
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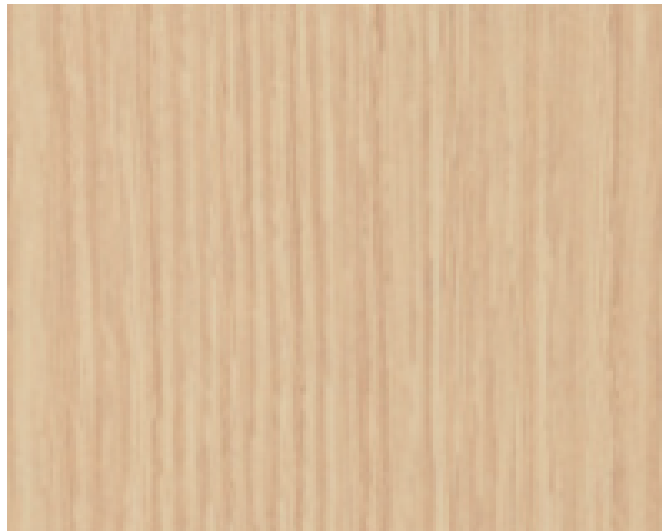
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
Calacatta Finesse – 3cm in Square Edge
(Level-4 Quartz)



Arizona Tile Ikon Silver 12"x24" offset (tile
"baseboard") Arizona Tile Pietra Italia Black
12"x24" offset - niches
floor tile & shower walls



KTI – Finsa Richelieu 008 – Roble
Bello Mesura cabinets

PRIMARY BATH – PACKAGE PB-4: GRAYS WITH WHITE CABINETRY

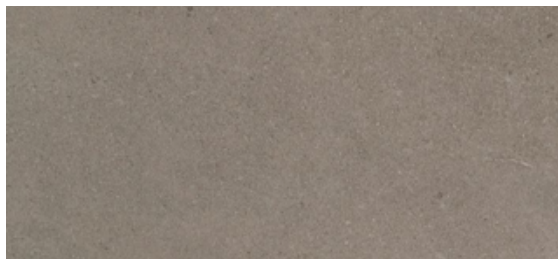
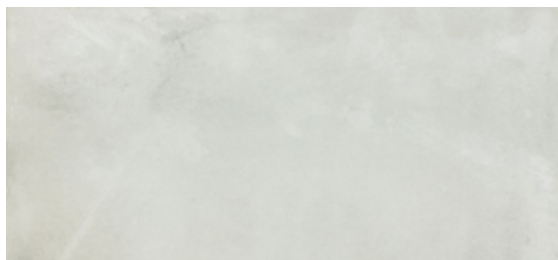
*Recessed LED can lights throughout with
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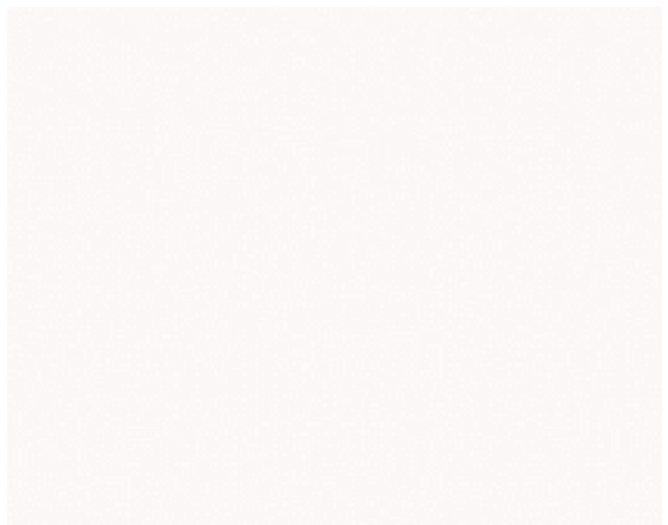
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
Calacatta Finesse – 3cm in Square Edge
(Level-4 Quartz)



Arizona Tile Ikon Silver 12"x24" offset (tile
"baseboard") Arizona Tile Pietra Italia Black
12"x24" offset - niches
floor tile & shower walls



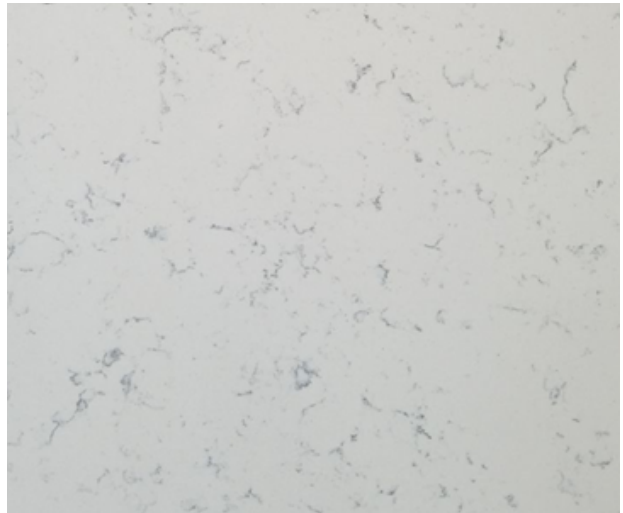
Cabinets
KTI – Finsa Richelieu 78E-White
SR209 Soft III

GUEST BATH – PACKAGE GB-1: LIGHT TILE

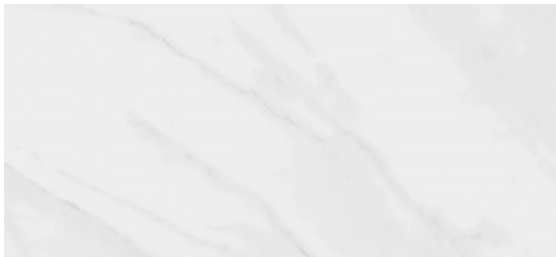
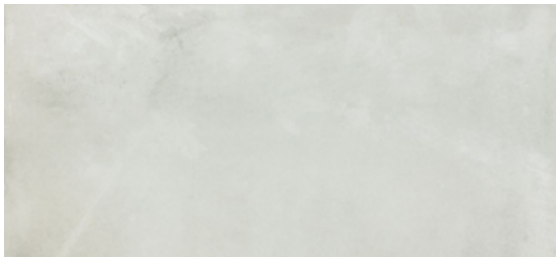
*Recessed LED can lights throughout with
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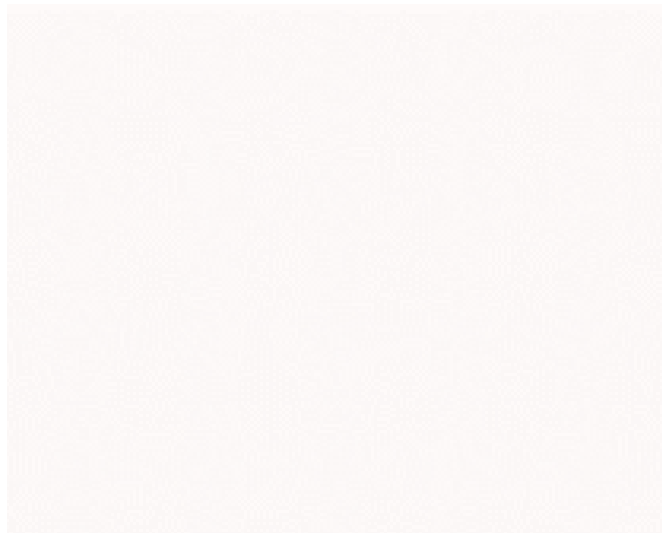
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
Carrera Classic – 3cm – Square Edge



Arizona Tile Ikon Silver 12"x24" offset (tile
"baseboard") Arizona Tile Cala Lenci
12"x24" offset with niche
floor tile & shower walls



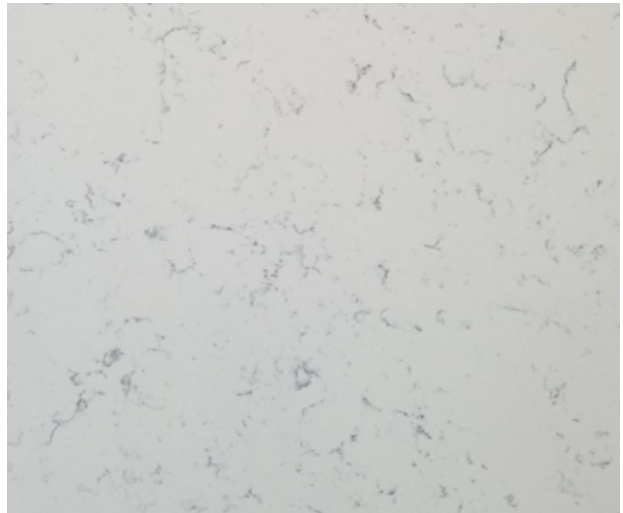
KTI – Finsa Richelieu 78E-White
SR209 Soft III cabinets

GUEST BATH – PACKAGE GB-2: DARK TILE

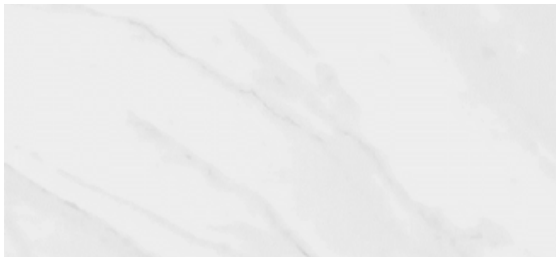
*Recessed LED can lights throughout with
custom under mount lighting on cabinetry and floating vanities*



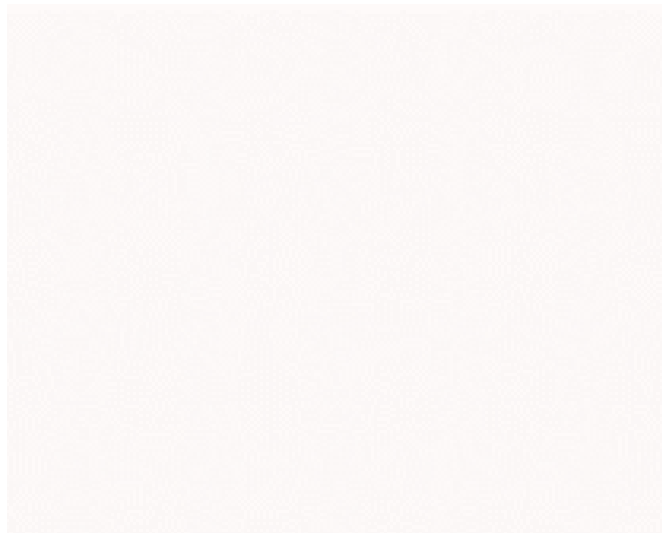
Aqua LED Mirrors –
2 in Primary Bathroom. 1 in Secondary
Bathroom. 1 in Powder Bath. Aqua Mirrors
Adjustable and Dimmable 24"x32"



Countertops
Carrera Classic – 3cm – Square Edge



Arizona Tile Ikon Black 12"x24" offset
Arizona Tile Cala Lenci 12"x24" offset with
niche
floor tile & shower walls



KT1 – Finsa Richelieu 78E-White
SR209 Soft III cabinets

POWDER BATH – PACKAGE PWD-1: WOOD TONES

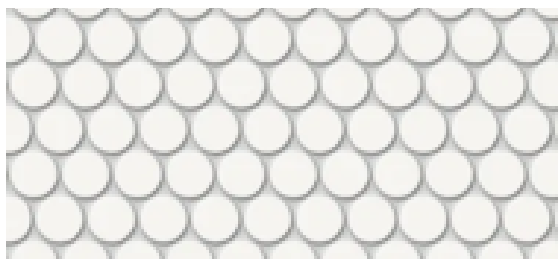


GS Tall Single Lever - Black
GL01-EM
vessel mounted sink"

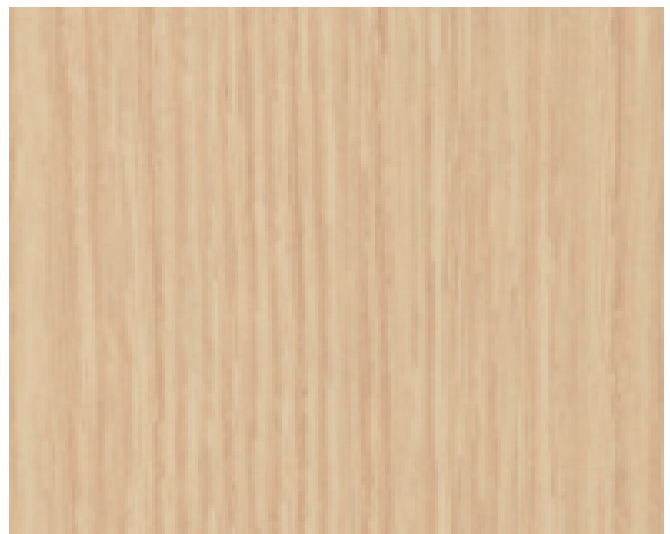


Troy Lighting Odyssey 10.75"
Tall Light Pendant with Plated Smoked Glass

Countertops
KLZ Carrerra Gold - 3cm - Square Edge



Arizona Tile Ikon Arizona Tile S-Canvas
White Glossy Penny Round above and
below mirror 12"x24" offset
floor tile & walls

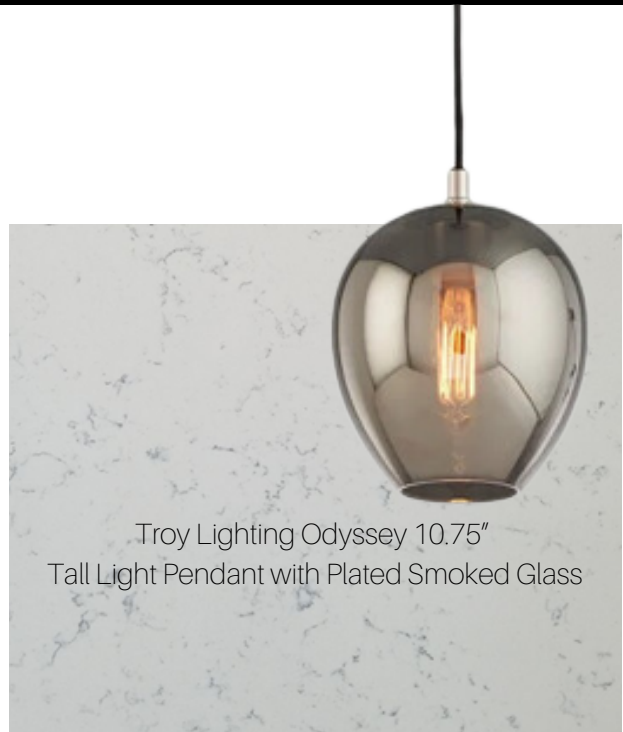


KTI - Finsa Richelieu 008 - Roble
Bello Mesura cabinets

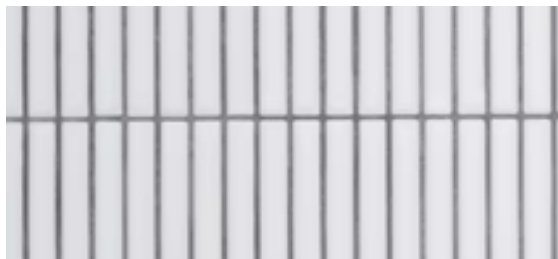
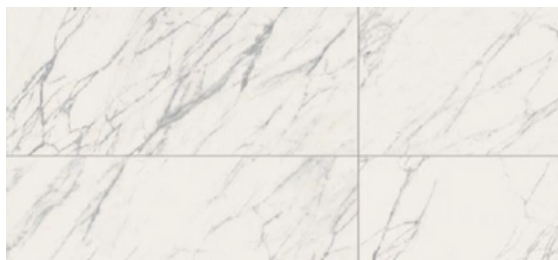
POWDER BATH – PACKAGE PWD-2: GRAY TONES



GS Tall Single Lever - Chrome
GL01-EM Vessel mount sink



Troy Lighting Odyssey 10.75"
Tall Light Pendant with Plated Smoked Glass



Themar Statuario V 12"x24" offset (floor)
Themar Statuario V 3x12 tile above / below
mirror (70/30 brick lay pattern - not stacked
as in picture) walls



KTI - Finsa Richelieu 71A - Gris GU
Soft III cabinets

STANDARD FLOORING & SCONCES

STAIRS Solid Oak Treads and Risers - Stain and Finish Steel handrail. Steel painted SW 6258 Tricorn Black



Entry, hallways, living/dining/kitchen areas, & master bedrooms
6" wide plank, European White Oak
Engineered Hardwood



EXTERIOR ENTRY AND DRIVE SCONCES
Kuzco EW27112-BK Slate Wall Black
Kuzco Mica LED Wall Sconce Black
AT6610-BK



ARIZONA TILE IKON SILVER 12"X24" OFFSET (TILE "BASEBOARD") UTILITY ROOMS

HARDWARE



Bath Hardware
Delta: Robe Hooks and Paper Holders.

Interior Doors - Eight foot Solid Core
Door Hardware: Kwikset Halifax Round
Chrome



Newport Mahogany door - water glass Charcoal Traditional color
48" Ladder Pulls in Matte Black. Kwikset Halo Touchscreen Smart
WiFi Lock Kwikset Deadbolts Heavy duty roller catch.



Garage Doors:
Garage Doors: BHP Stinson
Beach Lever Chrome

2 BED FLOOR PLANS

LH End Unit



RIGHT END UNIT -
THIRD FLOOR



RIGHT END UNIT -
SECOND FLOOR



RIGHT END UNIT -
FIRST FLOOR

Interior Unit



INTERIOR UNIT -
THIRD FLOOR



INTERIOR UNIT -
SECOND FLOOR



INTERIOR UNIT -
FIRST FLOOR

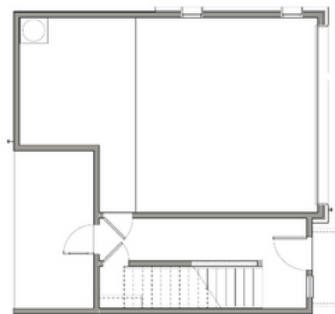
RH End Unit



RIGHT END UNIT -
THIRD FLOOR



RIGHT END UNIT -
SECOND FLOOR



RIGHT END UNIT -
FIRST FLOOR

STANDARD SPECIFICATIONS

INTERIOR WALLS

- SW Pure White 7005 Matte (for all ceiling and walls)
- SW High Reflective White 7757 Semi-Gloss (for trim & doors)

CEILING HEIGHTS

- 9' ceilings

CEILING LIGHT AND SWITCHES

- Recessed 6" LED lights throughout.
- Rocker light switches

WINDOWS

- Alside Architectural Bronze Exterior / white interior
ClimaTech Elite Windows

TRIM

- Doors and Window Casing: 1x3" Trim
- Baseboards: 1x6" Trim
- Shelved closets with oval closet rods (chrome)

EXTERIOR

- Acme Brick – Estate Size Brick - Painted
- James Hardie Board and Batten Siding
- Hardie Panel Soffits
- Custom Steel Balcony Railing.
- Front fences – metal vertical picket fences

PLUMBING

- Frost proof hose bibs
- Navien Tankless water heater with recirculation system
- Gas drops for water heater, furnace, cook top
- Wastemaid 1590 ½ HP disposal

ROOF

- Owens Corning TruDefinition Oakridge shingles- Onyx Black.
- Owens Corning Supreme Ridge shingles- Onyx Black.

INSULATION & WALLS

- Exterior Wall Insulation: R-13 BATTs
- Floor Over Garage Insulation: R-30 BATTs
- Cantilever Floors Insulation: R-22 BATTs
- Roof Deck: Open Cell Foam R-21
- Light orange peel texture

HVAC

- Lennox ML14KC Condenser 14.3 SEER2;
ML196UH 96% AFUE gas furnace; Aprilaire Fresh
Air Machine, electronic zoning; Ecobee 3 Smart
Thermostat; 80 CFM Exhaust Fans

PAINT SUMMARY

- SW Pure White 7005 Matte (for all ceiling and walls)
- SW High Reflective White 7757 Semi-Gloss (for trim & doors)
- SW 6258 Tricorn Black for railings
- SW 6258 Tricorn Black foSW 7069 Iron Ore for soffits and board and batten siding
- SW 7103 Whitetail for brick

SMART HOME TECHNOLOGY

- Nest Doorbell Camera
- Kwikset Halo Touchscreen Smart Lock on Front Door
- Security System all exterior doors and operable windows to central security system with touchscreen pad
- Speakers Living room prewired with 5.1 speaker drops in-ceiling run to TV wall
- LiftMaster Ultra-Quiet Smart Garage Opener with Steel flush panel garage door
- Tankless Water Heaters – Navien with recirculation system
- 240V Outlet in Garage for Plug-In Electric Cars



JEFF MITCHELL

MODERN LIVING GROUP | COMPASS

Realtor®

P: 214.478.8009

E: jeff@modernlivingdallas.com

Broker# 9006927



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