

*Life Is  
Better Here!*

MON'TERRA



MON'TERRA

FATE, TEXAS



*Sometimes, you just get lucky. Exhausted from life in the big city, you're ready for something better, less stressful, and a quieter place to grow your family. Just around the bend, all signs point in the same direction. A short drive from Dallas, and less than 10 minutes from Lake Ray Hubbard, lies the master-planned community you deserve. It's Monterra, in Fate, Texas. And life is better here.*



## LIFE IS MORE FUN HERE

Monterra features an expansive, resort-style amenity center with a unique swimming pool, shade cabanas and a community playground. Just across the lawn are three sport courts, including two for the hottest racket sport on the planet – pickleball!

Hike and bike trails meander throughout and around the community, perfect for an active, healthy lifestyle. One of the largest lakes in North Texas is just down the road, Lake Ray Hubbard. This recreational destination provides endless ways to enjoy the great outdoors, whether you take a boat out on the water or enjoy one of the many parks, trails or beaches surrounding the lake.

## LIFE IS MORE SPACIOUS HERE

Because of its ideal location, the natural beauty of its rolling terrain, and the track record of its developers for uncompromising excellence, Monterra has attracted some of the best homebuilders in the nation. In order to meet the rigorous demands of today's families, the modern home building must be part "art" and part "technology." The design must be original, tasteful, and upscale and the engineering must be brilliant. These Monterra builders meet and exceed these two requirements: **David Weekley Homes**, **Grand Homes**, **Highland Homes** and **K. Hovnanian Homes**.





- MODEL HOMES
- 50' LOT
- 60' LOT
- 70' LOT

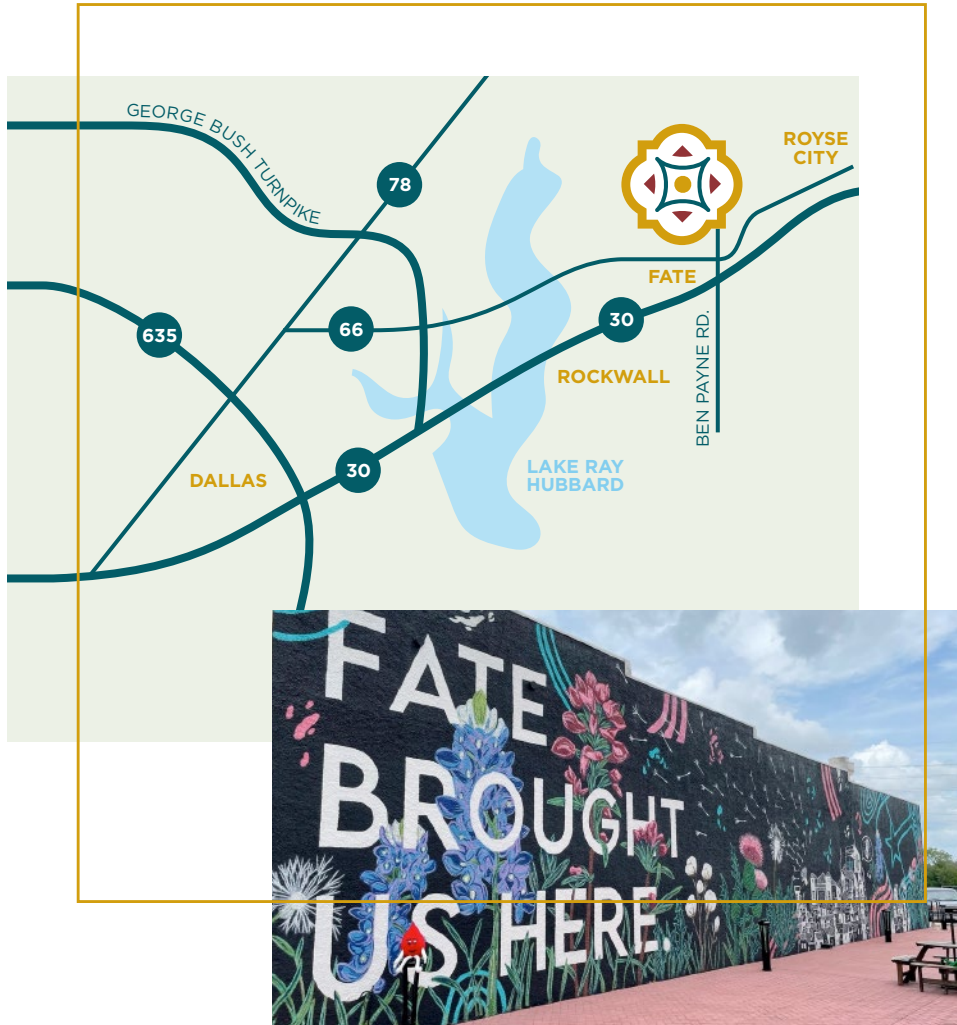
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It is subject to change without prior notice.



*New Homes in Fate, Texas from the High \$300s*  
**DAVID WEEKLEY HOMES • HIGHLAND HOMES**  
**GRAND HOMES • K. HOVNANIAN HOMES**

**MonterraTX.com**





## LIFE IS CONVENIENT HERE

Monterra is in the charming town of Fate, about 5 miles east of downtown Rockwall on Texas State Highway 66. Downtown Royse City is 4 miles to the northeast. The community is also about 10 miles from one of the most popular recreational lakes in Texas – Lake Ray Hubbard.

Children who live in Monterra will attend the Rockwall Independent School District schools, one of the best in Texas. Rockwall High School has an average class size of 600 students and has an exemplary 98% graduation rate. Every school provides a wide range of academic and extracurricular activities, aimed at developing well-rounded kids.



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A COMMUNITY BY  
W Y N N E  J A C K S O N

