

# Elevon

## Community Information

### Schools

#### Community ISD

communityisd.org  
(972) 843-6000

#### Dodson Elementary School

300 E Lavon Trail Parkway, Lavon, TX 75166  
(972) 843-6250

#### Community Trails Middle School

900 Rosewood Drive, Lavon, TX 75166  
(972) 843-6651

#### Community High School

440 North FM 1138, Nevada, TX 75173  
(972) 843-6500

### Taxes

Estimated Rate 1.91%

\* The property owner is also responsible for an additional monthly/annual payment according to the PID schedule of Annual Installments included in the PID Disclosure paperwork.

40' Homesites \$2,235.73/year  
50' Homesites \$2,794.65/year

### Homeowners Association

SBB Community Management \$155/month  
support@sbbmanagement.com (972) 960-2800  
Community Manager Contact: Karl Fukuda  
k.fukuda@sbbmanagement.com

### Utilities

Gas (Atmos) (888) 286-6700  
Electricity (Oncor) (888) 313-6862  
Sewer (City of Lavon) (972) 843-4220  
Water (Bear Creek SUD) (972) 843-2101  
Trash (City of Lavon) (972) 843-4220  
Internet (Pavlov Media\*) (888) 472-8568

\*Pavlov Media is the required internet provider in Elevon. For help/support contact support@pavlovmedia.com.

### Shopping, Dining & Entertainment

- The Harbor Rockwall is a premier retail and dining development located less than 15 miles away and includes favorites such as Cinemark, Cold Stone Creamery, Gloria's Latin Cuisine, Rodeo Goat, The Brass Tap, and more!
- Walmart Supercenter (6.3 miles)
- Chick-fil-A (8.5 miles)
- Four Czechs Bakery (8.7 miles)
- Pablo's Restaurant and Cantina (8.7 miles)
- Smoak Town BBQ (8.8 miles)
- Tom Thumb (8.9 miles)
- Kroger (10.0 miles)
- Buc-ee's (10.2 miles)
- T.J. Maxx & HomeGoods (11.3 miles)
- Target (11.5 miles)
- Costco (12.3 miles)

### Recreation

- Elevon is a matter of minutes from Lake Lavon, home to fishing, camping, parks, hiking trails, and numerous outdoor activities.
- Nearby parks: Founders Park, Lavon City Park, Lavonia Park, Mallard Park, The Park at Stone Creek.
- San Martino Winery & Vineyards (5.8 miles)
- B&B Theatres Wylie 12 (10.6 miles)
- Woodbridge Golf Club (10.7 miles)

### City of Lavon

Animal Services (972) 547-7290  
Fire Department (469) 356-1239  
Police Department (972) 547-5350  
Goodwin Public Library (972) 635-2722  
Wylie Walk-In Urgent Care (469) 992-9572

972-454-9980 • 703 Grand Dale Drive, Lavon, TX 75166

Subject to change without notice. Edited on 7/31/24.

M/I builds quality homes in Houston, Austin, San Antonio and Dallas/Fort Worth in Texas; Chicago, Illinois, Columbus and Cincinnati, Ohio; Indianapolis, Indiana; Detroit, Michigan; Minneapolis/St. Paul, Minnesota; Tampa, Sarasota and Orlando, Florida; Charlotte and Raleigh, North Carolina. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details.



M/I HOMES

Welcome to Better