



Dear Friend,

Thank you for your interest in Sandy Cove on Richland Chambers. I am delighted to tell you more about this unique community and what a wonderful opportunity it represents to build your dream getaway. Sandy Cove consists of 37 generous lots that share resort style amenities and some of the most gorgeous shoreline in Texas.

This is a great chance to build a waterfront home you and your family can enjoy for generations to come. Just 75 miles South of the Metroplex, the small Sandy Cove community is an ideal location to get away from the city and spend a relaxing weekend.

Take a look at the materials in this packet to learn more about Sandy Cove on Richland Chambers, the beautiful views, the first-class amenities and the surrounding communities. I would be happy to personally answer any questions you may have and to discuss the details of owning property at Sandy Cove. I would like nothing more than to have you as a neighbor, so please feel free to call me to schedule a follow-up visit.

Sincerely,

John Putman, Principal Developer



AMMENITITES

Unique, resort-style amenities set Sandy Cove apart as a truly special community. Hiking, biking and abundant native wildlife are as much a part of this charming cove as fishing, skiing and swimming, making it an elite recreational property. From the impressive gated entry to the clear, panoramic views of Richland Chambers Lake, Sandy Cove delivers a distinctive waterfront lifestyle.

Cabana and Pool

Featuring a saltwater filtration system, beach entry and a 12-person hot tub, the pool and cabana are ideal for entertaining guests or just relaxing on a weekend. A custom-designed water feature incorporates boulders taken from the lake itself, accenting the natural rock outcroppings around the pool's edge. A 25-foot negative edge lends a sophisticated tone to the rustic lake view from the water, while a child safety ledge surrounds the entire pool. An enclosed fireplace, outdoor fire pits and ample space for grilling and lounging complete the area.



50-Acre Preserve

This area has been set aside exclusively for the recreation of Sandy Cove residents and their guests, and is ideal for hiking and biking. Plenty of trails provide room to roam, while the ponds are ideal for fishing and playing. Native wildlife abounds, including deer and water fowl, turning a weekend hike into a lifetime of memories.



Private Boat Docks

At Sandy Cove, all waterfront lots allow for a private dock. Your own personal access to a boat slip is a feature that gives you and your family the freedom to have fun on the water. Fishing, boating, skiing and sun tanning are just a few feet from your door at Sandy Cove.





HISTORY

Sandy Cove is a master-planned, 95-acre development that began as the vision of John Putman in 2005. A Dallas, Texas native, John began working in major resort development in 1998. His experiences working with other developers eventually led him to the premise of Sandy Cove: to provide the highest quality, resort-style amenities in a community that isn't populated to excess, allowing residents to enjoy themselves without feeling crowded. The dream of creating a premier waterfront homesite community on the gorgeous shores of Richland Chambers Lake is now a reality, and the development has become one of the elite lake communities in Texas.



It's rare to find a place with just the right features and amenities in a location that's just right for families in Dallas and Fort Worth to get to easily for weekends and holidays. Scheduled to be completed in 2007, Sandy Cove has become just that. With only a small number of lots, the atmosphere of the community is one of generous space, seclusion and relaxation. From the natural shoreline, Sandy Cove has become the pinnacle of lakefront living at Richland Chambers Lake.



THE RICHLAND CHAMBERS COMMUNITY

Sandy Cove on Richland Chambers offers proximity to the metropolitan area and the excitement of the growing lake area, while still retaining the tranquility and natural splendor of peaceful lake coves and wooded shorelines. The surrounding Navarro County communities offer everything you need to live comfortably in a unique waterfront setting.

Richland Chambers Lake

This Y-shaped lake was built in 1989 for municipal water supply but also provides excellent recreation. It is widely referred to as “Texas’ Newest Coast,” with over 330 miles of shoreline. The 44,752-acre reservoir is located about an hour south of Dallas off of Interstate 45, and is the third largest inland lake in Texas. The water is deep enough to facilitate sailboats and yachts, and open for great skiing. Fishing is excellent for native largemouth and Florida-strain bass, sand bass, crappie, coppnose bluegill, and catfish.



Corsicana

Corsicana, a few minutes from Sandy Cove, is a growing community, rich in heritage and flourishing with friendly people. It was established in 1848 to serve as the county seat of newly established Navarro County. Corsicana is a place where country meets culture, and you’ll find everything there from armadillos to antiques, from rodeo to rare civil war documents.

Discover the arts and live entertainment at the Palace Theatre and Warehouse Living Arts Center, or spend time touring the Pearce Civil War Museum or Western Art Gallery. The quaint brick streets of downtown Corsicana hint at the wonderful antique shopping, and outstanding golf is nearby at Corsicana Country Club and Oak Trail Golf Course. Upland Bird Country, a Texas class wing-shooting resort, also calls the Corsicana area home.



Whether you spend your weekends or a lifetime at Sandy Cove, you’ll find even the surrounding communities offer a chance to escape the fast-paced city life. If you want peaceful, spectacular waterfront views, a private, gated community and convenience to all lake-area dining & shopping, come to Sandy Cove on Richland Chambers and live your dream.