



## West Cypress Hills

### West Cypress Hills - 70' & 90' Homesites

From the \$250's

5120 Texas Bluebell Dr  
Spicewood, TX 78669

**Phone:** (512)264-1390

**Fax:** (512)264-1386

#### Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Marc Etter

#### Driving Directions

From 620 and 71, Proceed 8 miles West on 71,

Turn left on Cypress Ranch Blvd.,

Turn left on Texas Bluebell Dr.

#### Tax Information

Estimated Tax Rate: \$2.85 per \$100 of appraised valuation

#### Home Owners Association

Southwest Management Services  
Estimated HOA Dues: \$425 per year

#### Schools

Lake Travis ISD

- Bee Caves Elementary (Elementary School)
- Lake Travis Middle School (Middle School)
- Lake Travis High School (High School)



#### Community Details

The 70' Homesites and 90' Homesites in West Cypress Hills include homes that range from 2258 sq ft to 3723 sq ft. Homes include beautiful architecturally designed ceilings, arches and art niches.

#### Amenities

- Take in the Texas Hill Country views
- Enjoy the greenbelt spaces that back to almost every home site
- Explore hundreds of acres of nature trails and natural areas
- Splash in the lap pool with children's area
- Play at the children's playground and basketball court
- Picnic and entertain at the covered pavilion
- Spend an afternoon at the children's playground
- Experience the highly acclaimed Lake Travis schools
- Shop at the brand new open-air Hill Country Galleria just minutes away
- Spend leisure time sailing on Lake Travis
- Golf the many courses in and around the Lake Travis area
- Relax with every gorgeous sunrise and sunset in West Cypress Hills

#### Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
21705 Agarito Ln 2482 E / Orange	2463	1.0	4	D	2/0	3.0	\$299,790	Ready Now!
22220 Red Yucca Rd 5392 B / Montclair VII	2997	2.0	4	D	3/1	3.0	\$313,300	7

#### Community Plans

These are the floor plans that we build in this community.

##### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2080 / Beecave III	2080	1.0	3	D	2/0	2.0	\$236,990
6397 / Melrose VIII	2258	1.0	3	D	2/0	2.0	\$249,990
2320 / Pecanhill	2333	1.0	4	D	2/0	2.0	\$250,990
2482 / Orange	2445	1.0	3	D	2/0	2.0	\$259,990
2700 / Burleson III	2729	2.0	4	D	2/1	2.0	\$264,990
2503 / Miles	2511	1.0	3	D	2/0	2.0	\$269,990
5392 / Montclair VII	2960	2.0	4	D	3/1	2.0	\$270,990
2483 / Clarksville	2483	1.0	3	D	2/0	3.0	\$272,990
3249 / Bacliff II	3250	2.0	4	D	2/1	2.0	\$272,990
6406 / Havencrest III	3061	2.0	4	D	3/1	2.0	\$286,990



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3325 / Oakgrove II	3325	2.0	4	D	3/1	2.0	\$301,990
3652 / Montclair VI	3652	2.0	5	D	3/1	2.0	\$316,990
6843 / Kollek V	3723	2.0	4	D	4/1	4.0	\$332,990



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# Features - Standard Features

## Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Dramatic entries with your choice of ceramic tile
- Ten-foot ceiling heights in many areas adds spaciousness
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Raised panel interior doors
- Satin Nickel lighting and door hardware
- Choice of interior paint colors add your own personal touch
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves (per plan)
- Attractive fireplace with decorative mantel and gas log lighter (per plan)
- Choice of brick or ceramic tile on fireplace surround

## Kitchens

- Superior quality Whirlpool® appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave and dishwasher
- Energy Star rated dishwasher maximizes efficiency
- Vent hood with multiple speeds vented outside the home
- Custom quality oak or maple accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Granite countertops, available in a variety of colors, offer a solid and durable surface

- Island work centers on many plans
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Recessed can lighting (per plan)
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups

## Baths

- Acrylic garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- Cultured marble seat (some shower enclosures)
- Elongated commode in master and powder room
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- Ceramic tile bath surrounds in all baths
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Magazine rack in master bath
- Ceramic tile flooring in entire master bath and wet areas in secondary baths
- Ceramic tile in powder room
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)

## Construction

- National Warranty Program
- Durable cementitious fiberboard siding, soffit and fascia
- Engineered, certified and individually inspected foundations
- On site custom framing
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Protect your home against pests with a

pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces

- All bedrooms blocked for ceiling fans.
- Master bedroom, game room and family room blocked and wired for ceiling fan
- Exhaust fan in all baths
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG-6 digital ready coaxial cable quad shield for satellite dish and high speed internet access
- Fluorescent light in garage
- Prewired for alarm system

## Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Brick on four sides (designated areas)
- Custom cast stone address plaque with logo (per plan)
- 6-Panel Fiberglass Front Door
- Thermo-insulated security rear door with full light and dead bolt
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards
- Two trees in front yard
- Six-foot cedar and wrought iron fence for added privacy
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters (in designated areas)
- Steel reinforcement in public walk and driveway
- Wooded homesites available
- Oversized homesites available
- Concrete back patio allows for an outdoor dining area

## Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental



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- burning in showers and tubs
- Bora-Care termite pre-treatment
- Every home is individually tested and certified as an Energy Star® home
- LoE<sup>3</sup>-366® Cardinal glass windows offer the ultimate performance in windows delivering the ideal balance of solar control and high visibility ultimately providing the highest levels of year-round comfort and energy savings
- Homes built to meet stringent Energy Star® requirements
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Attractive, designer beige, double-pane, low-e windows provide energy efficiency and lower utility costs
- R-13 insulation in exterior air conditioned walls
- R-30 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Dual or zoned A/C system (per plan)
- Additional A/C return in master bedroom for better comfort
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Energy Star rated programmable thermostats
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- 16 SEER high efficiency air conditioning system(s)
- High efficiency energy saving gas water heater(s)



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