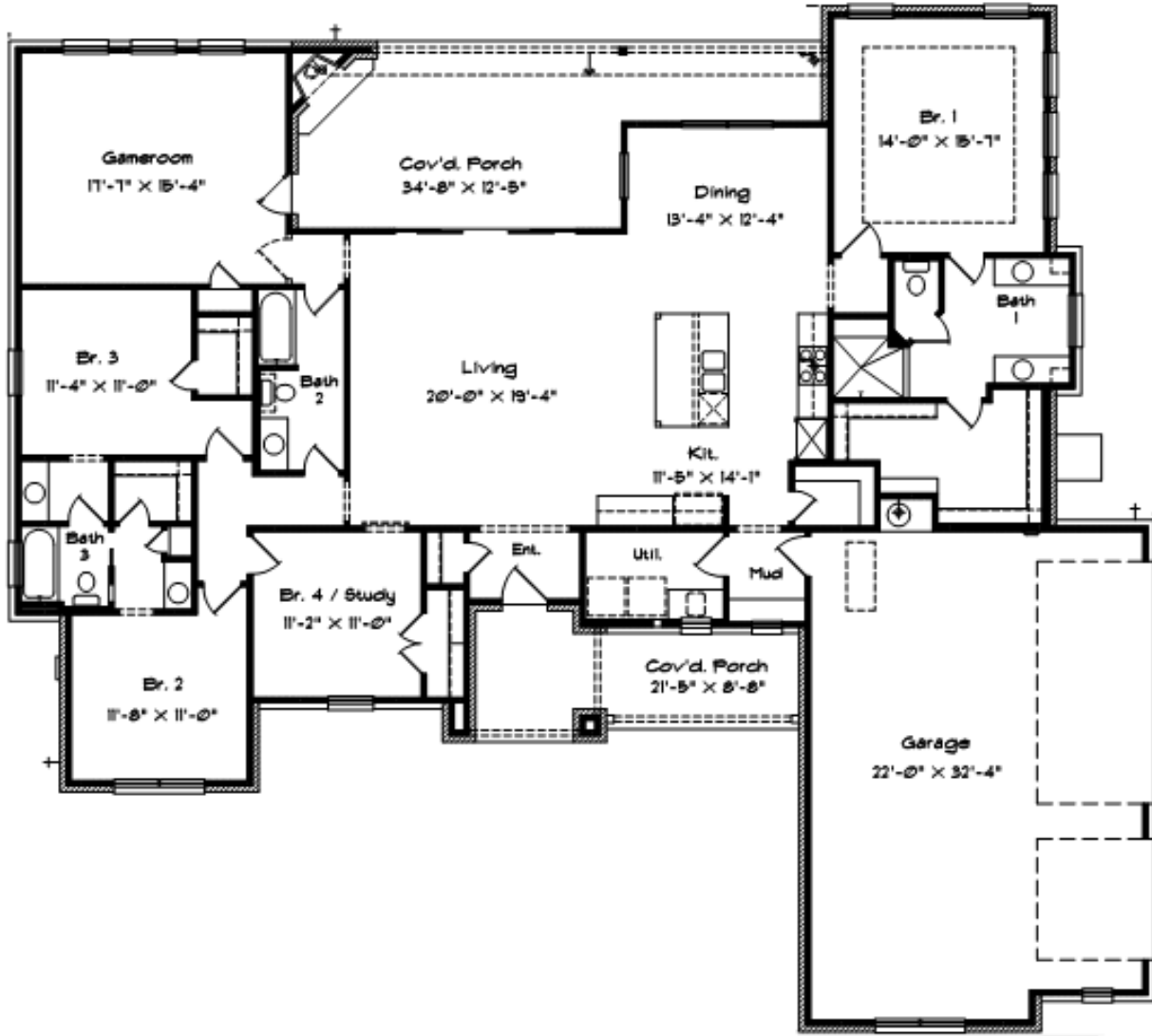


2012 Live Oak
Whitt Ranch



Approximately 2508 square feet

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Square footage and room sizes are approximate.

Images above and features sheet are marketing representations and subject to change.

2012 Live Oak – Whitt Ranch ***Included Features***

Group Three Builders - Custom-Built Home

- Enjoy the hill country setting with city conveniences – fantastic one acre lot with mature oak trees!
- Home features 3 bedrooms and 3 full bathrooms, with a flex room for a Study or 4th bedroom
- Cozy up to the outdoor fireplace on your oversized covered patio!
- Spacious 3-car side entry garage
- Quality built with personal attention by a custom builder
- Engineered post-tension foundation
- *Group Three Builders* warranty & 3rd party warranty included

Floorplan Highlights

- Open floorplan with lots of natural light
- 10' ceilings in main areas
- View your wide-open spaces through the 12'x8' sliding door
- Separate game/media room with access to back porch
- Drop backpacks & coats in handy mud room with bench
- Large family room with open concept – perfect for entertaining
- 3rd bathroom provides convenient access from gameroom, back patio, and living room
- Wood and tile floors throughout main areas – carpet in gameroom/bedrooms/closets only

Exterior Features

- Huge covered patio with outdoor fireplace, prewire for TV & speakers, and propane stub for grill
- Native limestone on exterior, per plan
- Durable Hardie siding, soffit, fascia & trim
- 30 year high-definition dimensional shingles
- Landscape package and sprinkler system
- Full gutter system
- Exterior of home sheathed with 7/16" OSB and Tyvek housewrap

Interior Features

- Upgraded faucets by Moen®
- Abundant prewiring for data & TV, with structured wiring panel in Utility Room
- Prewire for surround sound at gameroom and security system
- Recessed can lighting throughout
- Pre-plumb for water softener
- Pre-plumb for sink at utility room

Energy Features

- Attic includes R-38 attic insulation & radiant barrier roof decking to help block the sun's radiant heat
- Quality vinyl windows with LowE glass & tilt sash
- Tankless propane water heater
- 3rd party 'Duct Blaster' and 'Blower Door' testing to verify air-tightness
- Programmable thermostats

Gourmet Kitchen

- Quartz countertops with tile backsplash
- Deep undermount stainless sink
- Walk-in pantry with ample shelving
- Stainless steel appliances, including gas cooktop, separate oven / microwave, and dishwasher with stainless interior
- Quality cabinets with "Shaker style" doors & full extension drawer guides
- Pendant lighting and under cabinet task lighting

Owner's Suite

- Spacious Owner's Bedroom with pop-up ceiling
- Large walk-in closet with plenty of shelving
- Owner's Bath includes walk-in shower with seat
- Double vanities with quartz countertops & undermount sinks
- Tower cabinets at vanities with plugs inside for extra storage

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(512.672.8459)

Other lots available. Ask us about our Build On Your Lot program!