

# YOUR *Community*

## Community Information

### Homeowner's Association

HOA: \$480 Annually  
Transfer Fee: \$195  
Cap Fee: \$250

### School District

**LEANDER ISD**  
**Pleasant Hill Elementary School**  
 1800 Horizon Park Blvd.  
 (512) 570-6400  
**Wiley Middle School**  
 1526 Raider Way  
 (512) 570-3600  
**Rouse High School**  
 1222 Raider Way  
 (512) 570-2000

### City Taxes

TOTAL: 2.71  
Per \$100  
Assessed Value



## ★ Leander Crossing

### Schools

- 1 | Rouse High School
- 2 | Wiley Middle School
- 3 | Pleasant Hill Elementary School
- 4 | Challenger School
- 5 | Texas State University Round Rock
- 6 | Austin Community College Round Rock
- 7 | Austin Community College Cypress Creek

### Shopping

- 8 | Round Rock Premium Outlets
- 9 | Lakeline Mall
- 10 | 1890 Ranch Shopping Center
- 11 | IKEA
- 12 | Wal-Mart
- 13 | H-E-B
- 14 | Home Depot
- 15 | Costco Wholesale
- 16 | Wal-Mart Supercenter
- 17 | Lowe's Home Improvement
- 18 | Target
- 19 | H-E-B Plus!
- 20 | Whole Foods Market 365
- 21 | Walgreens

### Recreation

- 22 | H-E-B Center at Cedar Park
- 23 | Southwest Williamson County Regional Park
- 24 | Avery Ranch Golf Club
- 25 | Champion Park
- 26 | Brushy Creek Lake Park
- 27 | Cedar Park Public Library
- 28 | Leander Metro Rail Station
- 29 | Benbrook Ranch Park
- 30 | Robin Bledsoe Park

### Hospitals/Clinics

- 31 | Family Emergency Room at Cedar Park
- 32 | Austin Regional Clinic at Cedar Park
- 33 | Austin Regional Clinic at Leander
- 34 | Cedar Park Regional Emergency Center
- 35 | Baylor Scott & White Cedar Park Clinic

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# Gehan HOMES

## Leander Crossing Classic Series



737.777.3577 | 832 Anahuac Drive | Leander, TX 78641



gehanhomes.com



# YOUR Home

## Standard Features

### Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Multidimensional Layered Fiberglass-asphalt Shingles
- Professionally Landscaped Yards with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan** (excludes wooded lots)
- **Full Yard Sprinkler System**
- **Large, Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Keystones and Address Block (per elevation)
- **8' Solid Hardwood Wood Front Door with Decorative Satin Nickel Handle Set**
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Decorative Black Coach Lamps
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Metal Garage Door (per elevation)
- Full Front Gutters (may vary per community requirements)
- Fully Sheetrocked and Painted Garage
- Full-lite Glass Rear Door

### Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- Hand-laid 12" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility
- **Elegant Rounded Sheetrock Corners in All Areas Except Windows**
- Two-tone Wall and Wood Trim Paint to Highlight Architectural Features
- 220V Dryer Outlet
- **8' Cheyenne Raised Panel Interior Doors (First Floor) with Satin Nickel Hardware and Lever Handles**
- **Fireplace with Custom Cast Stone Surround and Mantle**
- Multi-speed Ceiling Fan with Light Kit in Family Room, Master Bedroom, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room and Gameroom (per plan)
- **5 1/4" Baseboards and 3 1/2" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Elongated Commodes in All Baths
- **Granite Vanity Countertops with Undermount Sinks in Full Baths**
- Pedestal Sink with **Moen®** Boardwalk Chrome Faucet and Framed Mirror in Powder Room
- Secondary Baths include 12" Tile Surround
- Satin Nickel Hardware and Lighting Fixtures

### Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- **36" and 42" Castle-style Wood Cabinetry**
- Spacious Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel Appliances** Including:
  - 30" Cooktop with Vent Hood
  - Built-in Oven and Microwave in Separate Cabinet
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- 8" Deep Stainless Steel **50/50 Undermount Sink** with **Moen® Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting

### Elegant Master Suite

- **Granite Vanity Tops with Dual Undermount Sinks**
- Luxurious Garden Tub with **Moen®** Boardwalk Chrome Faucet and **Ceramic Tile Skirt and Backsplash**
- Separate Free-standing Shower Enclosure with Tile Surround and Fiberglass Pan
- 42" Height Framed Mirrors in Master Bath
- Built-in Cosmetic Area / Raised Master Bath Vanity (per plan)
- Large Walk-in Closet
- Medicine Cabinet
- Quiet Sitting Areas with Creative Window Design (per plan)

### Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- Programmable Thermostat
- **Lennox® 14-SEER Cooling/Heating System** (dual zone in two stories)
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad (excludes house to garage door)
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and Roof Venting
- Water-conserving Commodes
- All Exterior Doors Professionally Weather-stripped
- Pre-wired for Garage Door Opener

### Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System



# YOUR Neighborhood

## Life at Leander Crossing

Experience the peaceful serenity of Leander Crossing. Tucked away in a wooded enclave, we offer a selection of fine homes in a natural setting. Enjoy beautiful homesites and an unparalleled lifestyle, just minutes from shopping, dining and entertainment.

## Amenities

- Flexible Floor Plans
- Homes from 2400 - 3993 SQ FT
- Leander ISD
- Community Park & Playscape
- BBQ Grills & Shady Picnic Areas
- Easy access to 183A
- Minutes from Benbrook Ranch Park and Devine Lake Park

