

YOUR *Community*

Community Information

Homeowner's Association

HOA: \$350 Annually
Cap Fee: \$200
Transfer Fee: \$200

School District

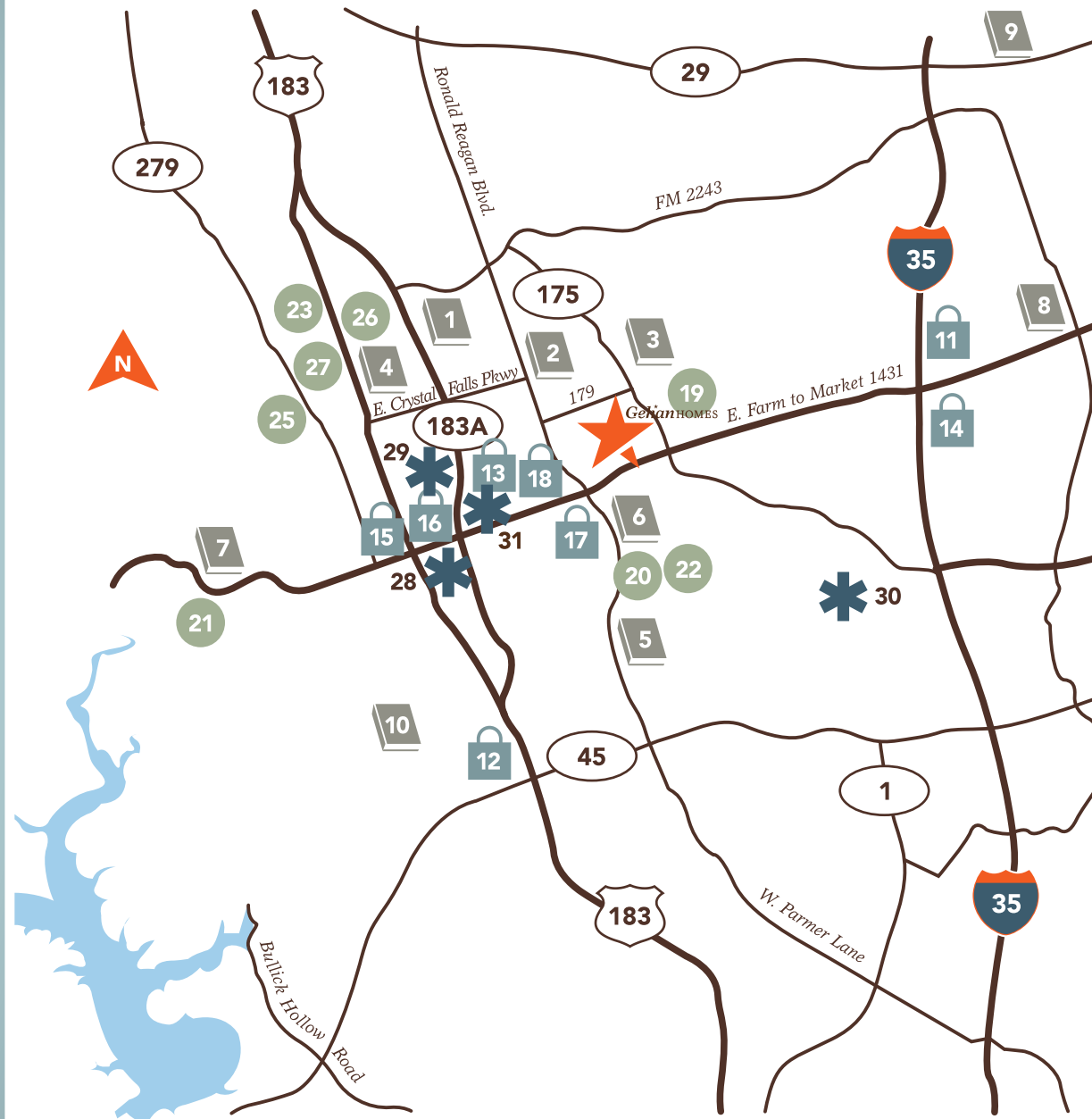
Parkside Elementary School
301 Garner Park Drive
(512) 570-7100

Stiles Middle School
3250 Barley Road
(512) 570-3800

Rouse High School
1222 Raider Way
(512) 570-2000

City Taxes

TOTAL: 2.75
Per \$100
Assessed Value



★ Pecan Creek

Schools

- 1 | Rouse High School
- 2 | Stiles Middle School
- 3 | Parkside Elementary
- 4 | The Goddard School
- 5 | Challenger School
- 6 | N. Austin Montessori School
- 7 | Harbor Leadership Academy
- 8 | Texas State University - Round Rock
- 9 | Southwestern University
- 10 | Austin Community College - Cypress Creek

Shopping

- 11 | Round Rock Premium Outlets
- 12 | Lakeline Mall
- 13 | 1890 Ranch Shopping Center
- 14 | IKEA
- 15 | Randall's
- 16 | Costco
- 17 | HEB Plus
- 18 | Walmart

Recreation

- 19 | Southwest Williamson County Regional Park
- 20 | Avery Ranch Golf Course
- 21 | Twin Creeks Golf & Country Club
- 22 | Champion Park
- 23 | U.S. Post Office
- 25 | Leander Fire Department
- 26 | Leander Police Department
- 27 | Metro Rail Station - Leander

Hospitals/Clinics

- 28 | Austin Regional Clinic Discovery Pediatrics
- 29 | Austin Regional Clinic
- 30 | St. David's Round Rock Medical Center
- 31 | Cedar Park Regional Hospital

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Gehan HOMES

Pecan Creek Premier Series



512.528.1611 | 2300 Millbrook Loop | Leander, TX 78641



gehanhomes.com



YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Cast Stone Address Blocks and Keystones (per plan)
- Professionally Landscaped Yard with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- Fiberglass-asphalt Shingles with Minimum 20-Year Limited Warranty
- Large, Private Lighted Patios (uncovered)
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- 8' Insulated, Raised 6-panel Fiberglass Front Door (per elevation)
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Fully Sheetrocked and Painted Garage
- Decorative Black Coach Lamp
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Garage Door (per elevation)
- Full-lite Glass Rear Door
- Full Front Gutters (may vary per community requirements)

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**
- Pre-wired (RG6 Quad) for TV in Master Bedroom, Family Room and Gameroom (if applicable)
- 220V Dryer Outlet
- **Granite Vanity Countertops with Undermount Sinks in Full Baths**
- Pedestal Sink with **Moen®** Faucet and Framed Mirror in Powder Room
- Secondary Baths include 12" Tile Surround
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Two-tone Paint to Highlight Architectural Features
- Drag Textured Ceilings
- Classique Raised Panel Doors with Satin Nickel Hardware
- **Ceiling Fans with Light Kit in Family Room, Gameroom and Study (per plan)**
- Separate Full-sized Utility Room with Built-in Shelving
- **3 ½" Baseboards and 2 ½" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Satin Nickel Light Fixtures
- Pre-Wired for 5.1 Surround Sound in Media Room (if applicable)

Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- Kitchen Island (most plans)
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 36" Oak Cabinets with Crown Moulding
- **Whirlpool® Stainless Steel** Appliances Including:
 - 30" Range with Self-clean Oven
 - Space Maker Microwave
 - **Energy Star®** Qualified Multi-cycle Dishwasher
- Stainless Steel Sink with Garbage Disposal and Single-handle **Moen®** Faucet with Vegetable Sprayer
- Convenient Ice Maker Hookup
- Recessed Can Lighting

Elegant Master Suite

- **Luxurious Garden Tub with Ceramic Tile Skirt and 12" Tile Backsplash**
- Separate Free-standing Shower with Fiberglass Shower Pan, Tile Surround and Glass Shower Door
- **Granite Vanity Tops with Undermount Sink**
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 42" Height Mirrors with Beveled Edge
- **Second Lavatory in Master Bath**

Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **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)
- **Honeywell®** Programmable Thermostat
- **Lennox® 14-SEER** Cooling/Heating System (zone control system with damper in two-story plans) with **R-6 Ductwork**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- 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

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 Pecan Creek

Pecan Creek offers comfortable, country living with all the amenities of a big city. Gehan Homes is the exclusive builder in this conveniently located community, with 50', 60' and 70' wide lots.

Amenities

- Flexible Floor Plans
- Homes From 1850 - 3993 SQ FT
- Community Hike & Bike Trails
- Leander ISD
- Close to the 183 A Tollway and IH35
- Minutes from Shopping, Restaurants and Entertainment
- Splash Pad and Covered Pavilion

