

YOUR *Community*

Community Information

Homeowner's Association

HOA: \$408 Annually
 Cap Fee: \$250
 Transfer Fee: \$100

School District

- Buda Elementary School (K-2)**
 500 FM 967
 (512) 268-8449
- Buda Elementary School (3-5)**
 300 San Marcos
 (512) 268-8439
- Dahlstrom Middle School**
 3600 FM 967
 (512) 268-8441
- Jack C. Hays High School**
 4800 Jack C. Hays Trail
 (512) 268-2911

City Taxes

TOTAL: 3.175
 Per \$100
 Assessed Value



★ *The Meadows at Buda*

📖 Schools

- 1 | Buda Methodist Child Care
- 2 | Extend a Care for Kids Elm Grove
- 3 | Kids Academy
- 4 | Buda's Bright Beginnings Preschool
- 5 | Primrose School of Shady Hollow
- 6 | Tom Green Elementary School
- 7 | Buda Elementary School
- 8 | Dahlstrom Middle School
- 9 | Hays High School
- 10 | Hays Consolidated ISD
- 11 | Texas State University

🛍️ Shopping

- 12 | HEB
- 13 | Walmart Supercenter
- 14 | Cabela's
- 15 | Premium & Tanger Outlets at San Marcos
- 16 | Home Depot
- 17 | Kohl's
- 18 | Super Target
- 19 | Lowe's

● Recreation

- 20 | YMCA
- 21 | Plum Creek Golf
- 22 | Buda City Park
- 23 | Water-City of Buda

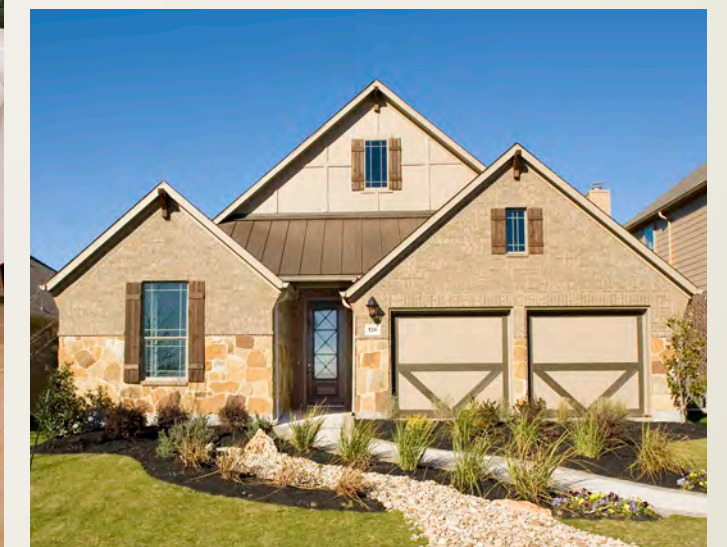
✳️ Hospitals/Clinics

- 24 | Seton Southwest Hospital
- 25 | Seton Medical Center
- 26 | St. David's South Austin Hospital

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Gehan *HOMES*

The Meadows at Buda Classic Series



512.312.2278 | 497 Tranquility Mountain | Buda, TX 78610



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**
- **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 Alder 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
- Luxurious Single Crown Moulding in Formal Living, Formal Dining and Study (per plan)
- **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®** Satin Nickel 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®** Satin Nickel Faucets 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)
- **Honeywell®** Programmable Thermostat
- **Lennox® 14-SEER** Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork**
- 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 The Meadows at Buda

We have a home and a community to fit your lifestyle at Meadows at Buda. Enjoy a picnic at the covered pavilion or exercise on one of the many walking trails. This friendly neighborhood is filled with amenities and activities and is a welcome place to call home.

Amenities

- Flexible Floor Plans
- Homes From 1850 - 3993 SQ FT
- Community Pool
- Playscape and Walking Trails
- Covered Pavilion with Grills
- Acclaimed Hays ISD

