

YOUR *Community*

Community Information

Homeowner's Association

HOA: \$480 Annually
 Cap Fee: \$200
 Transfer Fee: \$275

School District

Rowe Lane Elementary School
 3112 Speidel Drive
 (512) 594-6600

Kelly Lane Middle School
 18900 Falcon Pointe Boulevard
 (512) 594-2800

Hendrickson High School
 19201 Colorado Sand Drive
 (512) 594-1100

City Taxes

TOTAL: 3.172
 Per \$100
 Assessed Value



Gehan *HOMES*

The Commons at Rowe Lane Classic Series



★ The Commons at Rowe Lane

- | | | | |
|---------------------------------|-------------------------|----------------------------------|--------------------------------------|
| Schools | Shopping | Recreation | Hospitals/Clinics |
| 1 Rowe Lane Elementary School | 6 Shops at Tech Ridge | 11 Blackhawk Golf Club | 14 Seton Medical Center |
| 2 Kelly Lane Middle School | 7 Home Depot | 12 Star Ranch Golf Club | 15 Pflugerville Animal Hospital |
| 3 Hendrickson High School | 8 HEB | 13 Northeast Metropolitan Park | 16 Scott & White Memorial Hospital |
| 4 Summit Christian Academy | 9 Walmart Supercenter | | |
| 5 Stepping Stone School | 10 Walgreen's | | |

512.251.5737 | 20624 Commons Parkway | Pflugerville, TX 78660

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 Association Fees, Schools and Taxes are estimates only and are subject to change. See local taxing authorities and ISD for most current information.
 All items shown are an artist's rendering regarding planned community designs and amenities and are subject to change without notice.
 The Commons at Rowe Lane - Classic 10.16.15



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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 Commons at Rowe Lane

Unwind amid the trails and breezing windmills of The Commons at Rowe Lane. Open spaces are peppered with modern amenities including a spectacular clubhouse, pool, playscapes and sports courts. Easy access to major employers and exemplary Pflugerville schools make the Commons anything but common.

Amenities

- Flexible Floor Plans
- Pflugerville ISD
- Park, Playground, Pool and Clubhouse
- Walking Trails with Fitness Stations
- Minutes from Shopping, Restaurants and Entertainment

