YOUR *Community*

Community Information

Homeowner's Association

HOA: $120.79 Quarterly
Transfer Fee: $245
Cap Fee: $386.53

School District

Mott Elementary School
20101 Hodde Lane
(512) 594-4700
Cele Middle School
6000 Cele Road
(512) 594-3000
Weiss High School
16821 Weiss Lane
(512) 594-1400

City Taxes

TOTAL: 3.09 Per $100
Assessed Value

The Park at Blackhawk

Schools

1 | Pflugerville ISD
2 | Mott Elementary School
3 | Cele Middle School
4 | Weiss High School
5 | Pflugerville Montessori School
6 | Harmony Science Academy North Austin
7 | The Goddard School
8 | Abacus Children's Academy
9 | Austin Community College Northridge Campus
10 | The Art Institute of Austin

Shopping

1 | Target
2 | Walmart Supercenter
3 | Dick's Sporting Goods
4 | HEB
5 | Home Depot
6 | Stone Hill Town Center
7 | Costco
8 | Living Spaces

Recreation

1 | Blackhawk Golf Club
2 | Lake Pflugerville
3 | Typhoon Texas Waterpark
4 | Heritage Park
5 | Pflugerville Park
6 | Cambridge Heights Park

Hospitals

1 | Scott & White Clinic - Pflugerville
2 | Seton Medical Center Williamson
3 | Express MD Urgent Care
4 | CVS Minute Clinic
5 | Baylor, Scott & White Medical Center

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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.
Blackhawk - Signature and Classic 09.12.18

Gehan HOMES

The Park at Blackhawk

Signature and Classic Series

512.252.8112 | 20509 Rolling Creek Road | Pflugerville, TX 78660

EQUAL HOUSING OPPORTUNITY

gehanhomes.com

YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Multi-Dimensional Shingles with 30-Year Limited Warranty
- Professionally Landscaped Yards with Upgraded Plant Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System with Water Conserving Rain Sensor**
- **Large Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Accent Pieces 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 Garage Door (per elevation)
- Front Gutters
- Full-lite Glass Rear Door
- 6' Privacy Fence with One Gate

Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- **16" Hand-laid Ceramic Tile in Kitchen and Breakfast Area, All Baths and Utility Room**
- **Elegant Rounded Sheetrock Corners in All Areas** (excluding windows)
- Two-tone Wall and Wood Trim Paint to Highlight Architectural Features
- 8' (First Floor) Raised Two Panel Interior Doors with Satin Nickel Lever Handle Hardware
- Satin Nickel Lighting Fixtures
- **Direct Vent Fireplace with Ceramic Logs and Sealed Glass Front. Pre-cast Surround with 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 ¼" Baseboards and 3 ½" Casing Throughout**
- Elongated Commodes in All Baths
- Pedestal Sink with **Moen®** Chrome Faucet and Framed Mirror in Powder Bath (per plan)
- Sterling® by **Kohler®** Bath Tubs with Ceramic Tile Surround in Secondary Baths
- Chrome Bath Hardware
- Pre-wire Cat 5 Data Line in Kitchen, Study, Desk Option or Tech Center (per plan)
- Open Railing with Wooden Spindles at Staircase (per plan)

Gourmet Lifestyle Kitchen

- Granite Countertops with Ceramic Tile Backsplash
- Large Kitchen Island
- **42" Wood Cabinetry with Raised Cabinet Above at Cooktop**
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
  - Stainless Steel Cooktop - Vented to Exterior
  - Built-in Oven and Microwave in Separate Cabinet
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- 8" Deep Stainless Steel 50/50 Undermount Sink
- **Moen® Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal

Elegant Master Suite

- **Large Garden Tub with Moen® Boardwalk Chrome Faucets and Ceramic Tile Skirt and Surround**
- Separate Shower Enclosure with Tile Surround
- **42" Tall Framed Mirrors** in Master Bath
- Raised Master Bath Vanity
- Large Walk-in Closet
- Granite Vanity Top with Dual Undermount Sinks
- Master Bath Medicine Cabinet (per plan)
- Quiet Sitting Areas with Creative Window Design (per plan)

Safety and Energy Features

- **Radiant Barrier Roof Decking for a Cooler Attic Temperature**
- Energy-efficient Vinyl Windows with Low E3 Glazing
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- Smoke Detectors with Battery Backup for Continuous Operation Placed Throughout Home
- **Carbon Monoxide Detectors** with Battery Backup (minimum one per floor)
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Continuous Attic Air Flow Ventilation with Soffit and Roof Venting
- Water Conserving Commodes
- All Exterior Doors Professionally Weather-stripped
- 4 LED Disk Lighting in Kitchen (No Bulbs Used, 10-Year Warranty

Quality Features

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

Technology Features

- Smart Home Hub – Clare Cliq Mini
- Video Doorbell
- Wi-Fi Enabled Garage Door Opener
- Wi-Fi Enabled Thermostat
- Wireless Security System

Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation.
The Park at Blackhawk • Classic & Signature Series | Gallery Finish • Effective 09.04.18

YOUR *Neighborhood*

Life at The Park at Blackhawk

The Park at Blackhawk offers comfortable, country living with all the excitement of city life. Enjoy on-site amenities and access to greenbelts, all within 25 minutes of downtown Austin.

Amenities

- Flexible Floor Plans
- Homes From 2,400 - 4,920 SQ FT
- Amenity Center & Swimming Pool
- Community Hike & Bike Trails
- 150 Acres of Greenbelts & Parklands
- Top-Rates Pflugerville ISD Schools
- Minutes From Blackhawk Golf Course
- Minutes From Lake Pflugerville

Plat 5A | REV: 06.18.18