YOUR *Community*

Community Information

Homeowner's Association

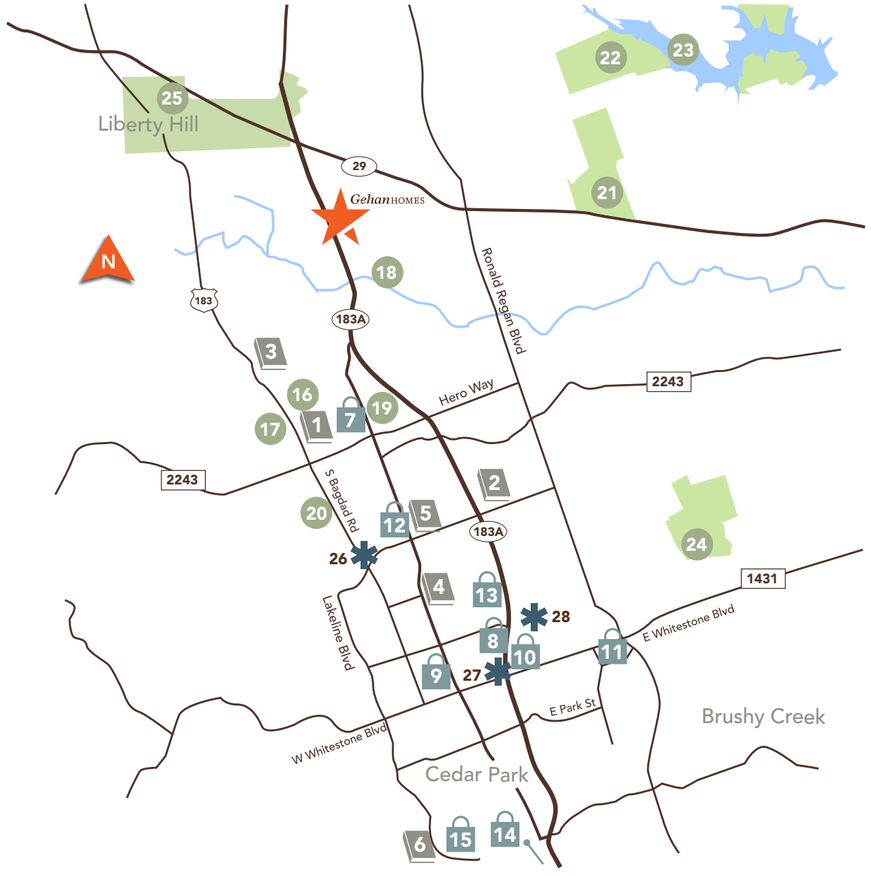
HOA: $60 Monthly
Cap Fee: $350
Transfer Fee: $75

School District

Plain Elementary School
501 S. Brook Drive
(512) 570-6600
Wiley Middle School
1701 Country Road 271
(512) 570-3600
Glenn High School
1320 Collaborative Way
(512) 570-1400

City Taxes

TOTAL: 3.03 Per $100
Assessed Value



Larkspur

Schools

1 | Plain Elementary School
2 | Wiley Middle School
3 | Glenn High School
4 | Stepping Stone School
5 | The Goddard School
6 | Austin Community College Cypress Creek

Shopping

7 | H-E-B Plus
8 | Costco
9 | Wal-Mart Supercenter
10 | 1890 Ranch Shopping Center
11 | Home Depot
12 | Lowe's
13 | H-E-B Center
14 | Lakeline Mall
15 | Randalls

Recreation

16 | Benbrook Ranch Park
17 | Devine Lake Park
18 | San Gabriel River
19 | Metrorail Station
20 | Robin Bledsoe Park
21 | Cimarron Hills Golf & Country Club
22 | Sawyer Park
23 | Lake Georgetown
24 | Southwest Williamson County Regional Park
25 | Liberty Hill Public Library

Hospitals/Clinics

26 | Austin Regional Clinic Leander
27 | Baylor Scott & White Emergency Medical Center
28 | Austin Regional Clinic Cedar Park Medical Plaza

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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.
Larkspur - Landmark - 02.15.18*

Gehan HOMES

Larkspur
Landmark Series

512.371.6174 | 109 Groesbeck Lane | Leander, TX 78641

EQUAL HOUSING OPPORTUNITY

gehanhomes.com

YOUR *Home*

Standard Features

Exterior Design

- **High-quality American-made Clay Brick Construction with Architectural Detailing**
- Professionally Landscaped Yard
- **Full Front Yard Sod and Tree to Complement Landscape Plan**
- Shingles with 25-Year Limited Warranty
- **Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Address Block
- 6' 8" Fiberglass Front Door with Satin Nickel Door Hardware (8' with Select Elevations)
- Fiber-Cement Exterior Siding, Soffit, and Fascia for a Low-maintenance Exterior
- Low-maintenance Metal Garage Door
- Full-lite Glass Rear Door
- 6' Privacy Fence with One Gate
- Exterior Two-tone Paint to Highlight Architectural Features

Interior Design

- Choice of Interior and Exterior Design Packages to Personalize Your Home
- **Hand-laid Ceramic Tile in Entry, Kitchen, and Breakfast Area, All Baths and Utility Room**
- 220V Dryer Outlet
- **Two Panel Interior Doors with Satin Nickel Hardware**
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom and Family Room
- **"Craftsman Style" Door Casing and 4" Baseboards Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Pedestal Sink with **Moen®** Chrome Faucet and Mirror in Powder Room (per plan)
- Sterling® by **Kohler®** Bath Tubs with Integral Surround in Secondary Baths
- Chrome Bath Hardware
- 36" Tall Mirror in Secondary Bath
- Pre-wire Cat 5 Data Line in Kitchen and Study
- Ceiling Fan in Family Room
- Pre-wired for Ceiling Fans in Bedrooms

Gourmet Lifestyle Kitchen

- **Granite Countertops** with Ceramic Tile Backsplash
- Wood Cabinetry
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- **Amana by Whirlpool®** Black Appliances
- Free Standing Range, Space Saver Microwave, and Dishwasher
- **Moen®** Chrome Faucet with Vegetable Sprayer
- Garbage Disposal
- Kitchen Island

Elegant Master Suite

- Marble Composite Vanity Top with Integral Sink
- **Oversized Shower Enclosure** with Tile Surround and Shower Glass Enclosure
- Large Walk-in Closet
- **Moen®** Plumbing Fixtures
- 36" Tall Mirror

Safety & Energy Features

- **Radiant Barrier Roof Decking for a Cooler Attic Temperature**
- **Energy-efficient Vinyl Windows with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-30 Insulation in Attic** (R-22 in sloped ceilings)
- R-13 Insulation in All Exterior Walls (excluding garage)
- **Honeywell®** Digital Programmable Thermostat
- 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

Subdivision Specific Features

- Full Yard Sod

YOUR *Neighborhood*

Life at Larkspur

Larkspur is a master-planned community located in the heart of the Texas Hill Country. This peaceful, spacious neighborhood has everything your family needs. Take a walk through the sprawling parkland around the San Gabriel River, or spend the afternoon lounging by the community pool.

Amenities

- Flexible Floor Plans
- Leander ISD
- 1,550 - 3,475 SQ FT
- Master-Planned Community with Over 1,400 Homesites
- Parkland Backing to the San Gabriel River
- Walking Trails, Playscapes, and Resort-Style Pool
- Fitness Center and Clubhouse
- Conveniently Located off Hwy 183

Plat 1 | REL. 12.12.17

Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials, and availability of homes are subject to change without notice or obligation.