YOUR *Community*

Community Information

Homeowner's Association

HOA: $180 Quarterly
Transfer Fee: $200
Cap Fee: $300

School District

Whitestone Elementary School
2000 Crystal Falls Parkway
(512) 570-7400
Leander Middle School
410 SW Drive
(512) 570-3200
Leander High School
3301 S. Bagdad Road
(512) 570-1000

City Taxes

TOTAL: 2.68 Per
$100 Assessed Value

Mason Hills

Schools

1 | Whitestone Elementary School
2 | Leander Middle School
3 | Leander High School
4 | Austin Community College: Round Rock
5 | N. Austin Montessori School
6 | Austin Community College: Cypress Creek

Shopping

7 | Lowe's
8 | Round Rock Premium Outlets
9 | IKEA
10 | Lakeline Mall
11 | Walmart Superstore
12 | Target
13 | HEB
14 | Randall's

Recreation

15 | Southwest Williamson County Regional Park
16 | Robin Bledsoe Park
17 | Crystal Falls Golf Club
18 | Devine Lake Park
19 | Cedar Park Center
20 | Avery Ranch Golf Club

Hospitals/Clinics

21 | Baylor Scott and White Emergency Medical Center
22 | Cedar Park Hospital
23 | Avicenna Medical Center
24 | Scott & White Clinic-Leander

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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.
Mason Hills 09.07.18

Gehan HOMES

Mason Hills

Classic Series

737.777.3663 | 1528 Carmine Dr. | Leander, TX 78641

EQUAL HOUSING OPPORTUNITY

gehanhomes.com

YOUR *Home*

Standard Features

Exterior Design

- **High Quality American-made Clay Brick Construction with 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
- **Garage Door Opener(s)**
- 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 Entry, Kitchen and Breakfast Area, All Baths and Utility Room**
- **Elegant Rounded Sheetrock Corners in All Areas** (excluding windows)
- 220V Dryer Outlet
- **8' (First Floor) Raised Two Panel Interior Doors with Satin Nickel Lever Handles**
- 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**
- Lighted Attic Access with Hide-away Pull-down Stairs
- 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**
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
  - Stainless Steel Cooktop with Hood - 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**
- **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
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad
- 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

- Stained Cedar Garage Doors
- Four Sides Masonry

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

YOUR *Neighborhood*

Life at Mason Hills

Mason Hills is a beautiful, established neighborhood designed for those who enjoy an active lifestyle. Packed with recreational amenities such as a pool, park, playground and walking trails, this master-planned community is sure to delight any family. With easy access to 183 and the nearby Crystal Falls Golf Club, you're never far from work or play.

Amenities

- Flexible Floor Plans
- Homes from 2,430 - 4,129 SQ FT
- Leander ISD
- Amenity Center with Pool and Splash Pad
- Park with Wooded Walking Trails
- Playground and Basketball Court
- 70'+ Homesites

Plat :PH3 | REL. 02.15.18