



Blackhawk

Lakeside at Blackhawk

From the \$190's

20200 Jackies Ranch Road
Pflugerville, TX 78660

Phone: (512)252-8583

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Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm

Driving Directions

Take IH-35 to Toll Road 45 East. Exit 45 East at Kelly Lane/FM685 to stop light. Continue on Kelly Lane approx .5 mile to intersection at Kennemer Lane (Blackhawk entrance). Turn left on Kennemer Lane and continue to end of Kennemer Lane. Turn right on Speidel Drive. Continue on Speidel and turn right Jackies Ranch Road.

Tax Information

Estimated Tax Rate: \$3.07 per \$100 of appraised valuation

Home Owners Association

Park at Blackhawk/Lakeside HOA
Estimated HOA Dues: \$483 per year

Schools

Pflugerville ISD

- Rowe Lane Elementary (Elementary School)
- Kelly Middle School (Middle School)
- Hendrickson High School (High School)

Community Details

Located in the city of Pflugerville, this community has it all; a state of the art amenity center with pools, hike and bike trails, golf course, sport courts and picnic areas for family fun. Residents have immediate access to the new toll ways and are minutes from prime shopping centers.

Amenities

- State of the art amenity center with 3 pools, sport courts, playground, bath house, BBQ pits and workout facility
- Hike & bike trails run through greenbelt area and man-made ponds
- Community golf course
- Major employers include IBM, 3M, Abbott Labs, State Farm, Dell, AMD, Motorola & Samsung
- Just minutes from shopping at Stone Hill Shopping Center, La Frontera and eating establishments

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
3217 Falconers Way 2987 A / Aspen III	2975	1.0	4	D	3/0	3.0	\$290,386	2
3216 Falconers Way 4222 A / Sherman	4226	2.0	5	D	4/0	3.0	\$300,184	1

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5908 / Warrenton XVIII	2006	1.0	4	D	2/0	3.0	\$199,990
2356 / Hollisbrook	2343	1.0	4	D	2/0	3.0	\$214,990
2503 / Miles	2511	1.0	3	D	2/0	3.0	\$234,990
2538 / Stonewall	2538	1.0	3	D	2/0	3.0	\$238,990
2770 / San Simeon	2755	1.0	4	D	3/0	3.0	\$247,990
2987 / Aspen III	2975	1.0	4	D	3/0	3.0	\$257,990
3377 / Logan II	3392	2.0	5	D	4/0	3.0	\$258,990
3522 / Renton II	3528	2.0	5	D	2/1	3.0	\$259,990
3652 / Montclair VI	3652	2.0	5	D	3/1	3.0	\$262,990
3795 / Raleigh VII	3808	2.0	5	D	4/0	3.0	\$267,990
4222 / Sherman	4226	2.0	6	D	4/0	3.0	\$277,990
4095 / St. Charles	4132	2.0	4	D	3/1	3.0	\$288,990



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Wilshire Homes, All Rights Reserved. 5/17/2012

Features - Standard Features

Baths

- Maple vanity cabinets in all baths adds beauty to function
- Separate shower with glass door
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- Dual sink in master bath
- Luxurious garden tub in master bath for ultimate relaxation
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in entire master bath and wet areas in secondary baths
- Ceramic tile in powder room
- Ceramic tile surrounds in master and secondary baths
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Walk-in closets (in designated areas)

Comfort & Energy Saving Features

- Air tight polysealant around windows and doors
- Anti-scald valves to prevent accidental burning in showers and tubs
- High efficiency energy saving gas water heater(s)
- LoE³-366® Cardinal glass windows offer the ultimate performance in windows delivering the ideal balance of solar control and high visibility ultimately providing the highest levels of year-round comfort and energy savings
- 16 SEER high efficiency air conditioning system(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats

- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-13 insulation in exterior air conditioned walls
- R-22 insulation in non-flat ceiling areas
- R-30 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Superior quality reversible ceiling fan with light kit in family room
- Air tight polysealant around windows and doors
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Bora-Care termite pre-treatment
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- Homes certified to meet the LEED for Homes program guidelines ensures our Eco Smart homes will provide a cleaner, healthier and more cost efficient home to operate and maintain, plus the homes are independently inspected for performance.
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage

Ideal Kitchens

- Moen® faucet with vegetable sprayer
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash set on diagonal adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- Custom quality oak or maple accented cabinetry with adjustable shelves on 42"

- upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Superior quality Whirlpool® appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher

Dramatic Interiors

- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Satin nickel light fixtures to enhance your home
- Satin nickel finish door hardware
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves (per plan)
- Tall ceiling heights throughout the home adds volume and spaciousness

Classic Exteriors

- Two trees in front yard
- 6-Panel Fiberglass Front Door
- Thermo-insulated security rear door with full light and dead bolt
- Brick on three sides (designated areas)
- Optional stone or stucco accented elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Superior 30 year architectural grade shingles
- Choice of award winning exterior elevations
- White framed, divided light windows for added architectural interest to your home



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(in designated areas)

- Prewired for garage door openers
- Durable cementitious fiberboard siding, soffit and fascia.
- Oversized homesites available
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front yard
- Custom cast stone address plaque with logo
- Steel reinforcement in entry walk, public walk, driveway and patio
- Two-tone paint on front elevations
- Six-foot cedar fenced back yard for added privacy

Extra Touches

- OSB tongue and groove subfloor; nailed, glued and screwed
- All bedrooms and game room blocked for ceiling fans
- Master bedroom, game room and family room blocked and wired for ceiling fan
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Fluorescent light in garage
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Optional bonus spaces available on many plans
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces



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