



Highpointe Highpointe 105'

From the \$330's

182 Running Water Way
Austin, TX 78737

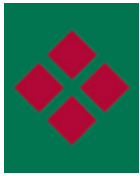
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Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Darren Quigley

Driving Directions

Take 290 West toward Dripping Springs.
Turn left on Sawyer Ranch Road. Go
approximately 2.5 miles. Highpointe will
be on your left.

Tax Information

Estimated Tax Rate: \$2.98 per \$100 of
appraised valuation

Home Owners Association

Highpointe POA

Estimated HOA Dues: \$880 per year

Schools

Dripping Springs ISD

- Walnut (Elementary School)
- Dripping Springs (Middle School)
- Dripping Springs (High School)

Community Details

Feel secure in this 740-acre gated community in Dripping Springs. Residents enjoy a world-class community center with luxury amenities, including four pools, hike-and-bike trails, tennis courts and acres of beautiful open space. Build a new home on a 65' or 100' homesite and take in beautiful Hill Country views.

Amenities

- 740 acre gated community
- World class amenity center w/ 4 pools, aerobic room, 2-story gym, fire pits, bbq grill & more
- Miles of hike & bike trails, soccer fields, tennis courts & acres of open space
- Natural springs, ponds & hill country views
- Majority greenbelt homesites
- 65' & 105' homesites to choose from
- About 25 miles from downtown

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
196 Stoney Point Road 2770 C / San Simeon	3707	1.0	3	D	3/1	3.0	\$388,432	3

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
3249 / Bacliff II	3250	2.0	4	D	2/1	2.0	\$339,990
3000 / San Simeon III	3003	1.0	4	D	3/0	2.0	\$340,990
2987 / Aspen III	2975	1.0	4	D	3/0	3.0	\$348,990
3522 / Renton II	3528	2.0	5	D	2/1	2.0	\$348,990
2770 / San Simeon	3217	1.0	4	D	3/0	2.0	\$351,990
2831 / Sumerlin	3277	1.5	4	D	3/0	3.0	\$352,990
3795 / Raleigh VII	3808	2.0	5	D	4/0	2.0	\$358,990
3787 / Barcelona	3817	2.0	4	D	3/1	2.0	\$366,990
4222 / Sherman	4226	2.0	6	D	4/0	2.0	\$367,990
4095 / St. Charles	4132	2.0	4	D	3/1	3.0	\$377,990
4575 /	4557	2.0	5	D	3/1	2.0	\$379,990
3928 / Seville	3928	2.0	4	D	3/1	3.0	\$387,990



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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

- Separate glass-enclosed shower with tile surrounds (some plans)
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in secondary baths
- Cultured marble garden tub in master bath for ultimate relaxation
- Dual sink in master bath
- 12 x 12 ceramic tile surrounds in master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Walk-in closets (in designated areas)

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- High efficiency energy saving gas water heater(s)
- Zurn Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- 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)
- Additional A/C return in master bedroom for better comfort
- Dual or zoned A/C system (per plan)
- Energy Star rated programmable thermostats
- 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 and master bedroom
- 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 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 adds beauty to function
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Recessed can lighting (per plan)
- Island work centers on many plans
- Superior quality Whirlpool® appliance package includes freestanding gas range and dishwasher
- Vent hood with multiple speeds vented outside the home

Dramatic Interiors

- Rounded sheetrock corners at entry (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Attractive wood burning fireplace with

- decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas
- A variety of light fixture finishes to choose from to truly customize your home
- Antique nickel finish 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
- Tall ceiling heights throughout the home adds volume and spaciousness

Classic Exteriors

- Two trees in front yard
- Fiberclassic front door with choice of stain or paint
- Brick on four sides (designated areas)
- Superior 30 year architectural grade shingles
- Prewired for garage door openers
- Oversized homesites available
- Full sod on front and side yards
- Custom cast stone address plaque with logo
- 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
- Master bedroom and family room prewired for ceiling fan
- Master bedroom pre-wired for an additional alarm pad
- Prewired for cable TV in family room and master bedroom
- Prewired for phone in two locations in home(specified by you)
- 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
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage



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- Fluorescent light in garage
- Engineered walls and roof system
- 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
- 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
- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.



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