



Sonoma

Sonoma 60' Ph 2

From the \$220's

1909 Paradise Ridge Drive
Round Rock, TX 78665

Phone: (512)341-9769

Fax: (512)341-9701

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Jeff Neidel

Driving Directions

Take IH 35 north to Round Rock exit Louis Henna and head east. Then turn left A.W. Grimes. Make a right on Gattis School Rd. Turn left on Via Sonoma. Then turn left on Forest Creek Drive. Right on Paradise Ridge.

Tax Information

Estimated Tax Rate: \$2.31 per \$100 of appraised valuation

Home Owners Association

Sonoma HOA

Estimated HOA Dues: \$393 per year

Schools

Round Rock ISD

- Blackland Praire (Elementary School)
- Ridgeview (Middle School)
- Cedar Ridge (High School)

Community Details

Inspired by the vineyards in the rolling hills of California, Sonoma captures old world charm. Surrounded by lush landscapes and beauty lies the Round Rock community. With a community swim center and children's splash center, residents can relax and enjoy family time together. An elementary and middle school are located within the Sonoma community and students will attend the award-winning Round Rock Independent School District.

Amenities

- 2 Theme Pools
- 2 Lakes
- Playscape
- Adjacent to Round Rock hike & bike trail system
- Easy access to SH45, SH130 and IH35

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
2538 Ravenwood Drive 3082 B / Inwood	3139	2.0	4	D	3/1	2.0	\$283,147	7
801 Rusk Road 2668 B / Rusk II	2667	2.0	4	D	2/1	2.0	\$264,203	0

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2668 / Rusk II	2667	2.0	4	D	2/1	2.0	\$242,990
3199 / Newbury	3237	2.0	5	D	3/1	2.0	\$258,990



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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 master and secondary baths
- Cultured marble garden tub in master bath for ultimate relaxation
- Dual sink in master bath
- 12 x 12 ceramic tile on diagonal in master tub and shower surrounds
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- 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

- 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)
- 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)
- 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

- 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
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Bora-Care termite pre-treatment
- 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
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- Custom quality oak 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
- Superior quality Whirlpool® appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, 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
- Optional fireplace with decorative mantel and gas log lighter
- Two-tone interior paint

- Elegant stairways with stained handrail and painted balusters in designated areas
- Antique 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

Classic Exteriors

- Two trees in front yard
- Fiberclassic front door with choice of stain or paint
- Brick on three sides (designated areas)
- Superior 30 year architectural grade shingles
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- 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
- 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
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Fluorescent light in garage
- Engineered walls and roof system
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize



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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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