



## Star Ranch

From the \$160's

108 Wiltshire Drive  
Hutto, TX 78634

Phone: (512)990-1802

Fax: (512)990-2619

### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Nicole Nance

### Driving Directions

Take IH 35 N to SH45 Toll Road and head East on toll. Take SH130 N, go approximately 1.5 miles to Exit 424, Gattis School Road. Turn left on Gattis School Road overpass and continue straight.

### Tax Information

Estimated Tax Rate: \$2.96 per \$100 of appraised valuation

### Home Owners Association

Star Ranch HOA

Estimated HOA Dues: \$380 per year

### Schools

Hutto ISD

- Nadine Johnson Elementary (Elementary School)
- Hutto Middle School (Middle School)
- Hutto High School (High School)

## Community Details

Star Ranch offers the convenience of a big city, but has the relaxing lifestyle of a small town. An abundance of amenities surround the community including a Junior Olympic-Size pool, amenity center and a children's play area. Star Ranch Golf Club is conveniently located adjacent to the community with 15,000 square foot clubhouse and 18-hole course. Lake Pflugerville is just minutes away where fishing, boating and swimming awaits. Star Ranch also gives residents immediate access to major thoroughfares. Come on out to Hutto to view this beautiful community!

## Amenities

- Jr. Olympic Size Pool and Pool House
- Star Ranch Golf Course located adjacent to the community
- Covered Patio Common Area with Fireplace
- Play Area
- Easy access to SH 130, SH 45 and IH 35

## 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
520 Wiltshire Drive 2309 C / Ashville III	2378	1.0	4	D	2/0	2.0	\$206,699	Ready Now!
20508 Huckabee Bend 3199 A / Newbury	3237	2.0	5	D	3/1	2.0	\$237,879	6

## Community Plans

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

### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
1814 / Seabrook II	1822	1.0	3	D	2/0	2.0	\$159,990
1913 / Waller II	1912	1.0	3	D	2/0	2.0	\$166,990
2024 / Mason	2033	1.0	3	D	2/0	2.0	\$182,990
2309 / Ashville III	2276	1.0	3	D	2/0	2.0	\$184,990
2668 / Rusk II	2667	2.0	4	D	2/1	2.0	\$189,990
2949 / Ashville V	2976	2.0	4	D	3/0	2.0	\$198,990
3082 / Inwood	3118	2.0	5	D	3/1	2.0	\$202,990
3199 / Newbury	3237	2.0	5	D	3/1	2.0	\$206,990



### Disclaimers, Terms and Conditions of Use.

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# Features - Standard Features

## Baths

- Maple vanity cabinets in all baths adds beauty to function
- Optional 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
- Optional dual sink in master bath
- Ceramic tile flooring in entire master bath and wet areas in secondary baths
- Ceramic tile in powder room
- 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)
- LoE<sup>3</sup>-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
- 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 saving gas heating system with electronic ignitor (no pilot)
- 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
- 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 adds beauty to function
- 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
- Two-tone interior paint
- Environmentally friendly interior paint with contrasting wall and trim color
- Satin nickel lighting and 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 and rod
- Tall ceiling heights throughout the home adds volume and spaciousness

## Classic Exteriors

- One tree in front yard
- 6-Panel Fiberglass Front Door
- Thermo-insulated security rear door with dead bolt
- Brick on three sides (designated areas)
- Optional stone or stucco accented elevations (per plan)
- Superior 30 year architectural grade shingles
- Choice of award winning exterior elevations including optional front porches
- White framed, divided light windows for added architectural interest to your home (in designated areas)
- Prewired for garage door openers
- Durable cementitious fiberboard siding, soffit and fascia.
- 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 secondary bedrooms blocked for ceiling



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fans

- Master bedroom and family room prewired 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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