



Teravista

Huntington Villas 50'

From the \$220's

1914 Kempwood Loop
Round Rock, TX 78665

Phone: (512)341-3829

Fax: (512)341-3844

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Richard Olesch

Driving Directions

Take IH 35 North. Exit FM
1431/University Blvd. Turn right onto
University Blvd and proceed 1.4 miles.
Turn left on Teravista Club Road. Turn
right on Redcliff Lane

Tax Information

Estimated Tax Rate: \$2.94 per \$100 of
appraised valuation

Home Owners Association

Teravista Community Assoc.
Estimated HOA Dues: \$528 per year

Schools

Round Rock ISD

- Teravista (Elementary School)
- Hopewell (Middle School)
- Stony Point (High School)



Community Details

Teravista offers more amenities for the entire family than any other community in its area. It was awarded 2007 & 2011 "Best Overall Community" by the HBA of Greater Austin and its golf course has been voted "Best Overall Golf Experience". Located in Round Rock, children of Teravista attend highly acclaimed schools within walking distance. Teravista is small secluded community, it's a great place to call home.

Amenities

- Teravista Golf Club
- Resident's Club House
- Indoor Fitness Center
- Jr. Olympic Size Pool
- Children's Splash Pool
- Lighted Tennis Courts
- Sand Volleyball Court
- Children's Playscape
- Hike and Bike Trails

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
1867 / Tacoma V	1909	1.0	3	D	2/0	2.0	\$226,990
2079 / Caymen	2136	1.0	3	D	2/0	2.0	\$233,990
2309 / Ashville III	2276	1.0	3	D	2/0	2.0	\$245,990
2533 / Inwood II	2533	2.0	3	D	2/1	2.0	\$255,990
2949 / Ashville V	2976	2.0	4	D	3/0	2.0	\$264,990
2950 / Avalon	2966	2.0	4	D	2/1	3.0	\$265,990
3156 / Newbury II	3205	2.0	5	D	3/1	2.0	\$266,990
3082 / Inwood	3118	2.0	5	D	3/1	2.0	\$268,990



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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
- Elongated commode in master and powder room
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths
- 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 shower surrounds in secondary baths
- 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)
- 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 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 and master bedroom
- 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

- Superior quality stainless steel Whirlpool® appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher
- 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

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
- Elegant stairways with stained handrail and painted balusters in designated areas
- 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 (per plan)
- Tall ceiling heights throughout the home adds volume and spaciousness

Classic Exteriors

- Two trees in front yard
- Thermo-insulated security rear door with full light and dead bolt
- Elegant 8' stained mahogany front door
- Optional stone or stucco accented elevations (per plan)
- True masonry stucco (per plan) for durability and peace of mind.
- Superior 30 year architectural grade shingles
- Choice of award winning exterior elevations
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Custom built cedar garage doors
- Prewired for garage door openers
- Durable cementitious fiberboard siding,



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soffit and fascia.

- Drought resistant Texas native plantings conserve water when rain is scarce
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Steel reinforcement in entry walk, public walk, driveway and patio
- Six-foot cedar fenced back yard for added privacy
- Classic design exteriors with prestigious appearance

directly into the walls and minimizes exposure to your family, pets and interior surfaces

Extra Touches

- OSB tongue and groove subfloor; nailed, glued and screwed
- All secondary bedrooms blocked for ceiling fans
- Master bedroom and family room prewired for ceiling fan
- 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



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