



Walsh Trails

Walsh Trails 50'

From the \$200's

1012 Walsh Hill Trail
Cedar Park, TX 78613

Phone: (512)218-0895

Fax: (512)218-0897

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Ceci Burklow

Driving Directions

Head North on Parmer Lane from RR620. Turn right on Brushy Creek Road go approximately 2 miles. Walsh Trails will be on your left.

Tax Information

Estimated Tax Rate: \$2.49 per \$100 of appraised valuation

Home Owners Association

Walsh Trails HOA

Estimated HOA Dues: \$240 per year

Schools

Round Rock ISD

- Patsy Sommer Elementary (Elementary School)
- Walsh Middle (Middle School)
- Round Rock High (High School)

Community Details

With wooded home sites and all the conveniences of the city, Walsh Trails offers homeowners the best of both worlds. Enjoy easy access to Austin and the Hill Country or jump across the street to Brushy Creek Lake Park where miles of hike and bike trails, sport courts, playgrounds and water playscapes are all at your disposal.

Amenities

- Close to Avery Ranch golf course
- Miles of hike & bike trails located across the street
- Nature trails, sport courts, playground and water playscape at Brushy Creek Lake Park
- Quick and easy access to IH-35, HWY 183, Parmer Lane and toll ways
- Major employers include IBM, 3M, Abbott Labs, State Farm, Dell, AMD, Motorola & Samsung
- Just minutes from shopping at La Frontera, Round Rock premium outlet and Lakeline Mall

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
701 Williams Way 2949 C / Ashville V	2976	2.0	4	D	3/0	2.0	\$300,511	3



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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

- Oversized glass enclosed shower with ceramic tile surround in the master bath
- 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
- Luxurious garden tub in master bath for ultimate relaxation
- Porcelain pedestal sink in powder room (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (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

- Air tight polysealant around windows and doors
- Anti-scald valves to prevent accidental burning in showers and tubs
- 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)

- 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
- 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

- 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 or engineered stone material countertop offers durability and unique characteristics of a natural stone
- Attractive ceramic tile backsplash 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
- Custom quality oak or poplar accented cabinetry maximizes use of space with adjustable shelves on 42" upper cabinets
- Elegant crown moulding on kitchen cabinetry
- Island work centers on many plans

Dramatic Interiors

- Rounded sheetrock corners in entry and formal areas (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
- Dramatic entries with your choice of ceramic tile
- 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

- Six-foot fenced back yard for added privacy
- Two trees in front yard
- Stained fiberclassic front door
- American-made clay brick
- Brick on three sides (designated areas)
- Custom exterior elevations with natural stone, stucco, and brick
- Superior 30 year architectural grade shingles
- Prewired for garage door openers
- Full sod on front and side yards
- Custom cast stone address plaque with logo
- Two-tone paint on front elevations
- Fence to the back corners of the home

Extra Touches

- OSB tongue and groove subfloor; nailed, glued and screwed
- 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



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- 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
 - Fluorescent light in garage
 - Engineered walls and roof system
 - Engineered, certified and individually inspected foundations
 - 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



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