



CENTURY
COMMUNITIES

LOT 12M HOUSE FILE

1220 OAK CHASE

IN THE HILLS AT DEERBROOKE

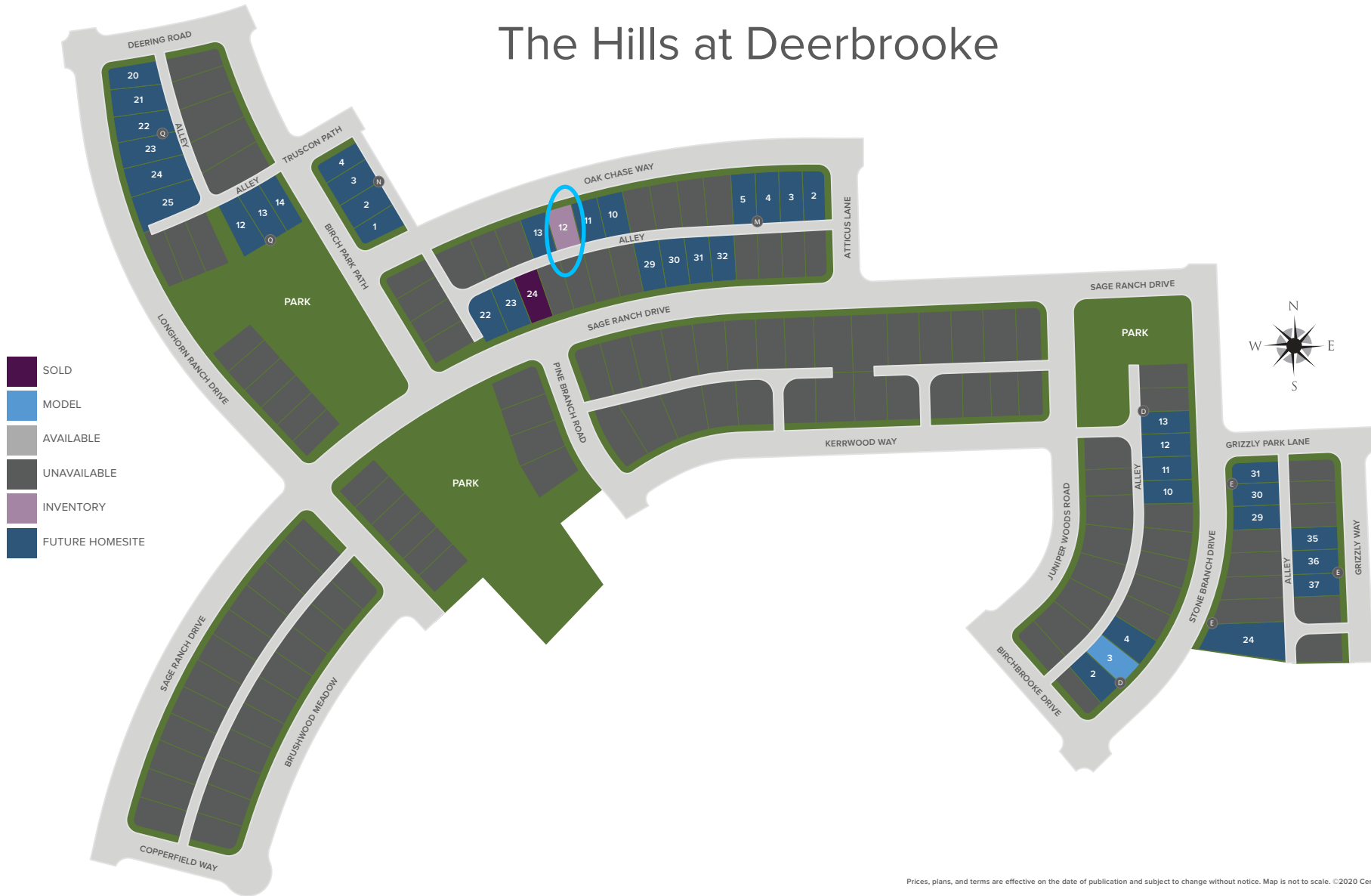
KNOX | ELEVATION C

LISTED PRICE \$359,115





The Hills at Deerbrooke



Prices, plans, and terms are effective on the date of publication and subject to change without notice. Map is not to scale. ©2020 CenturyCommunities, Inc.



REV. 05.05.21

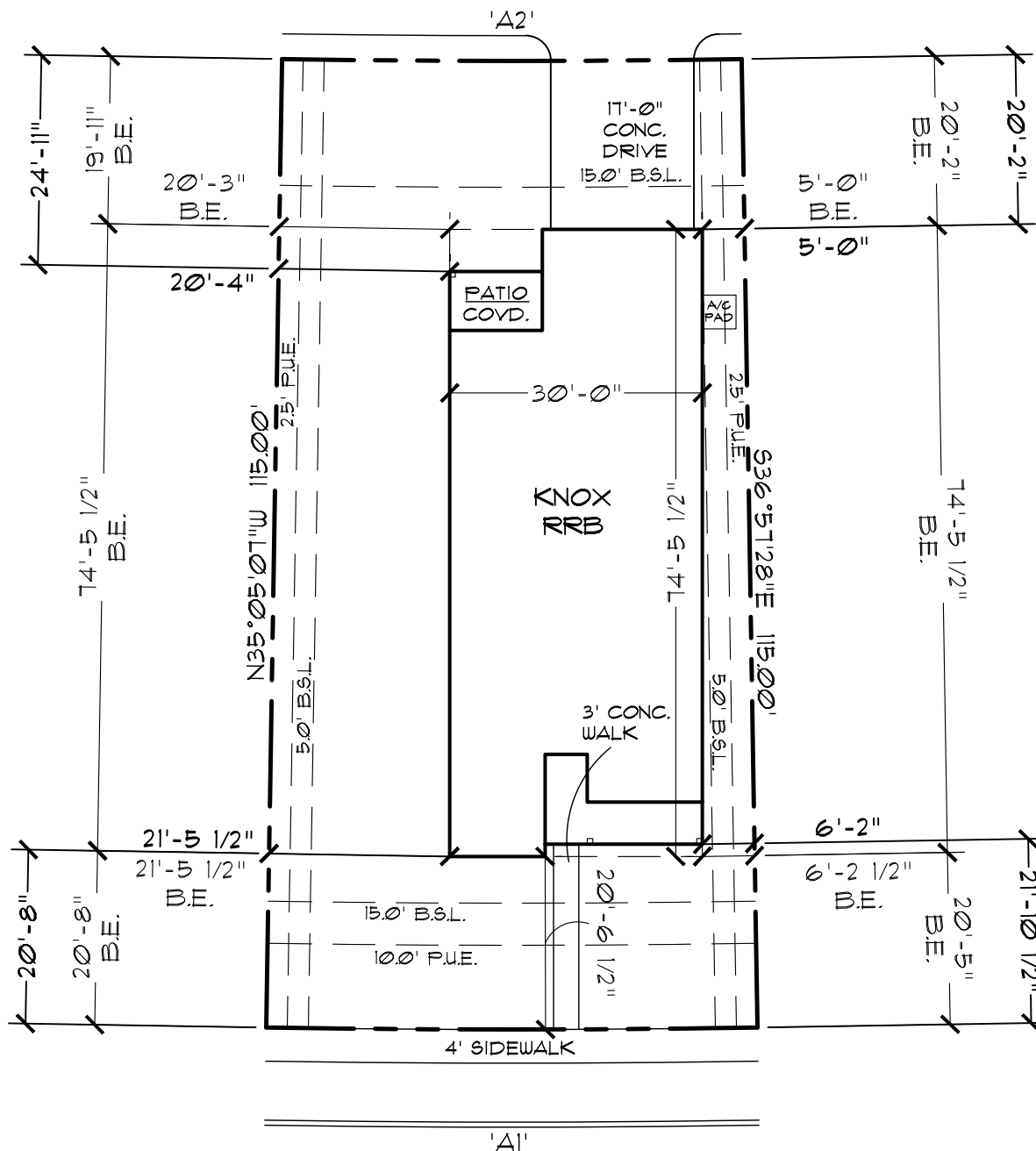
SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	58.33'	1785.00'	S53°58'42"W
'A2'	54.58'	1670.00'	N53°58'42"E



SCALE: 1" = 20'



Impervious Chart:	Sqft.
Front/Sides Sod:	1792.59
Rear Sod:	1060.28
City Walk:	233.58
Drive Approach:	54.72
Total Flatwork*:	711.32
House Pad:	2151.55
Patio:	0.00
Drive:	341.06
Conc. Walk:	65.96
A/C Pad:	16.00
Total:	2574.57
Imper. Cover:	39.65%

*Total Flatwork Includes City Walk, Drive, Conc Walk, A/C Pad, and Patio

SITE PLAN
SHEET 1 OF 2
1220 OAK CHASE WAY

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT AREA: 6492.80 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

KIPP FLORES ARCHITECTS
 (512) 335-5477 fax (512) 335-5852
 11776 Jollyville Rd. Suite 100
 Austin, Texas 78759

REGISTERED ARCHITECT
 SABAS FLORES
 STATE OF TEXAS
 73958

02/03/21

ADDRESS 1220 OAK CHASE WAY		
LOT 12	BLK M	CITY, STATE LEANDER, TX
SUBDIVISION DEERBROOKE, PH.2, SEC. 5		
BUILDER CENTURY COMMUNITIES	DATE 11/16/2020	

SURVEYORS TO VERIFY ALL LOT DATA.

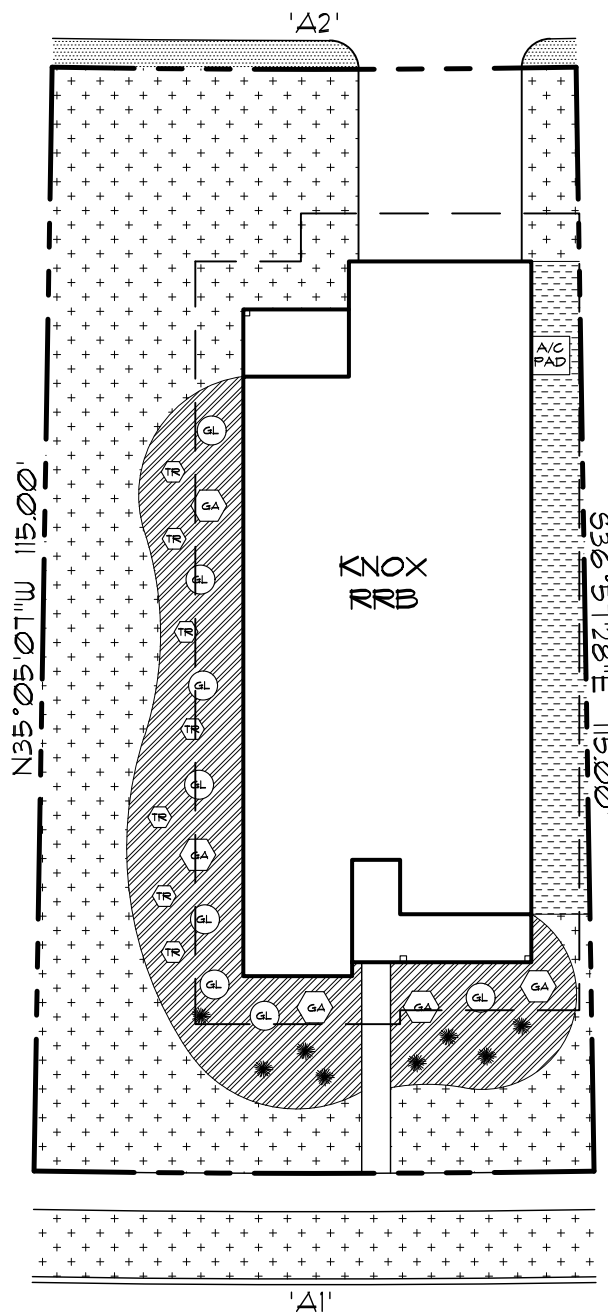


SCALE: 1" = 20'

ARC TABLE			
ARC	LEN.	RAD.	CHRD. BRG.
'A1'	58.33'	1785.00'	S53°58'42"W
'A2'	54.58'	1670.00'	N53°58'42"E

LANDSCAPING/TREE NOTES:

- ONE (1) TWO (2") CALIPER INCH STREET TREE SHALL BE PLANTED AT A SPACING NOT TO EXCEED THIRTY (30') FEET ALONG THE NEIGHBORHOOD STREETS WITHIN SINGLE FAMILY NEIGHBORHOODS.
- STREET TREE LOCATION SHALL MATCH TREE LOCATION AND SPECIES ON OPPOSITE SIDE OF NEIGHBORHOOD STREETS.
- TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT EIGHTEEN (18") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.
- ALL PLANTS AND TREES WILL BE SELECTED FROM THE LEANDER APPROVED LIST.
- ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF 6" OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS 6" MIN. SOIL DEPTH WILL CONSIST OF 75% SOIL BLENDED WITH 25% COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP 2" OF THE NATIVE SOIL. THE 6" DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXIST. TREES, SHRUB BEDS OR WILDSCAPE AREAS, AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION, PROVIDED THAT THE NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.
- ALL DISTURBED OR COMPACTED AREAS AND ROW SHALL BE RE-VEGETATED BY THE DEVELOPER (MULCH IS NOT AN ACCEPTED MATERIAL FOR RE-VEGETATION OF THESE AREAS.
- NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.
- NO MORE THAN 50% OF THE LOT MAY CONSIST OF NON-PLANT MATERIAL IN THE YARD AREA.
- A DISTURBANCE AREA NO LESS THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.



Landscape Calculations	Sq. Ft.
Front Sod:	1382.56
Rear Sod:	1060.28
Total Sod:	2442.84
Lot Area Minus Impervious Cover:	3918.23
Sod Percent:	62.35%
River Rock Area:	361.74
Mulch Bed Area:	1211.31
Non-Plant Material Percent:	37.65%

SPECIES	COUNT	SIZE
GLOSSY ABELIA	5	5 gal
GOLD LANTANA	8	5 gal
GULF MUHLY	8	1 gal
TRAILING ROSEMARY	7	1 gal

- CRUSHED GRANITE
- TIFF 419 SOD
- TEXAS HARDWOOD MULCH
- RIVER ROCK
- GLOSSY ABELIA (5 GAL.)
- GOLD LANTANA (5 GAL.)
- TRAILING ROSEMARY (1 GAL.)
- GULF MUHLY (1 GAL.)

LANDSCAPE PLAN
SHEET 2 OF 2
1220 OAK CHASE WAY

LOT AREA: 6492.80 SQ. FT.

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SUBDIVISION DEERBROOKE, PH.2, SEC. 5		
BUILDER CENTURY COMMUNITIES	DATE 11/16/2020	

THE HILLS AT DEERBROOKE

KNOX | PLAN 1560

APPROX. 1560 SQ. FT.

1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2-BAY ATTACHED GARAGE
OPTIONS FOR DUAL SINKS IN PRIMARY BATH, COVERED PATIO AND MORE



ELEVATION A



ELEVATION B



ELEVATION C



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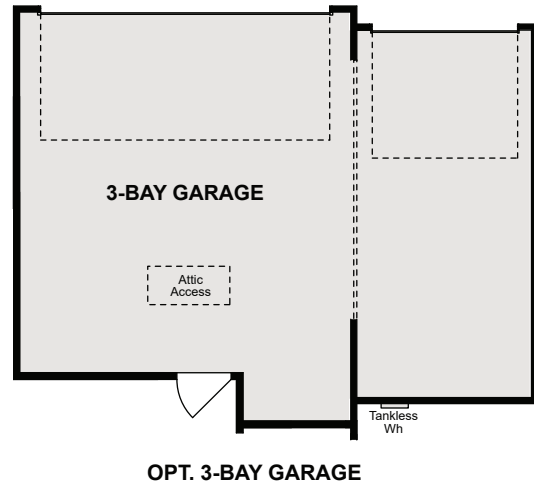
Floor Plan

KNOX | PLAN 1560

APPROX. 1560 SQ. FT.

1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2-BAY ATTACHED GARAGE

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FLOOR PLAN



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Deerbrooke 50s

Spec Options

Lot/Address: 12M5	1220 Oak Chase	Type: SPEC	Base House: \$334,990.00
Phase:		Release Date: 20-Oct-2020	Base Lot:
Model/Elev: Knox () - Knox 1560		Const. Start Date: 06-Jan-2021	Lot Premium: \$5,000.00
Swing: Right		Permit Date:	Options: \$19,125.00
		Permit No:	Total: <u>\$359,115.00</u>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	30-Oct-2020	Yes	Yes	Elevation and Community Specs	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	STD	HOMEAUTO.CHC	Century Home Connect: includes (1) Front Door Deadbolt, (2) switches, (1) Nexia WiFi/Z-wave thermostat, and a Structured Wiring Panel. If buyer Opts In, this also includes (1) Google Home Hub delivered after closing, and an in-home consulting appointment by Best Buy after internet is set up.	1.00 / Each	
2/[2]	STD	XCENCOMP	Century Complete Package - Includes 42" upper cabinets; 36" tall bathroom vanities; L1 solid surface at Kitchen counters; Stainless Steel Appliances; Subway tile at Kitchen backsplash; Standard floor tile at Kitchen/Entry/Wet areas; Level 2 Carpet	1.00 / Each	
3/[3]	STD	XCSFDEERBR50	Deerbrooke 50 Community Specific Features Interior Scheme: Cascade Package III, Exterior Scheme: Decatur Scheme	1.00 / Each	
4/[4]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$3,500.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	30-Oct-2020	Yes	Yes	Structural	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XCOVPATOPT	Covered Patio	1.00 / Each	\$6,500.00
2/[2]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,000.00
3/[3]	UPG	XENT6F8CRFTS	Craftsman with Shelf Mahogany Entry - 6'8"	1.00 / Each	\$650.00
4/[4]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet)	1.00 / Each	\$4,600.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	30-Oct-2020	Yes	Yes	LV	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
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Deerbrooke 50s Spec Options

Lot/Address: 12M5	1220 Oak Chase	Type: SPEC	Base House:	\$334,990.00
Phase:		Release Date: 20-Oct-2020	Base Lot:	
Model/Elev: Knox () - Knox 1560		Const. Start Date: 06-Jan-2021	Lot Premium:	\$5,000.00
Swing: Right		Permit Date:	Options:	\$19,125.00
		Permit No:	Total:	\$359,115.00

1/[1]	UPG	XELECPLTNM	Platinum Electric and Low Voltage Package: Includes 4 recessed can lights, 2 switches, 1 USB outlet, Decora switches, 1 Hi-Lo, and 2 12" LED Under Cabinet Lighting Strips	1.00 / Each	\$1,550.00
2/[2]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Master Bedroom	1.00 / Each	\$600.00

Addendum Number	Document Date	Approved			Cash/Finance	Paid	NSF
		Buyer	Builder	Reference			
4/[4]	29-Dec-2020	Yes	Yes	Deco	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$725.00



Decatur Exterior Scheme

A: Mystical Shade SW6276 (Exterior Stucco, Horizontal Lap or Smooth Siding)

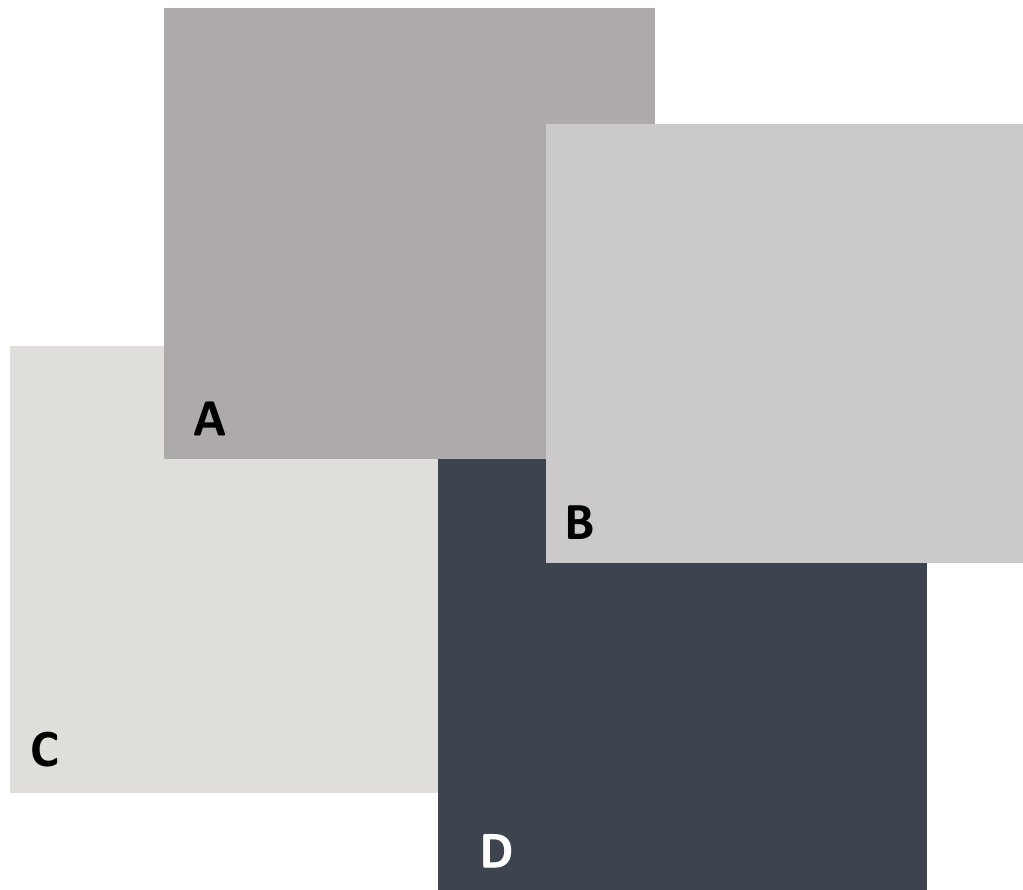
B: Unique Gray SW6260 (Vertical Siding)

C: Snowfall SW6000 (Trim)

D: Charcoal Blue SW2739 (Front Door)



Stone: Texas Mix





Date: 12/29/2020

ADDRESS: _____

SUBDIVISION: Deerbrooke 50's & 60's

HOMEOWNER: _____

PLAN/ELEVATION: _____

SALES COUNSELOR: _____

DECATUR EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE	<i>Exterior</i>	<i>Cobra Stone: Texas Mix</i>	<i>*Stone selection applicable to all elevations A, B, & C</i>
STONE MORTAR	<i>Exterior</i>	<i>White</i>	

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	<i>Sherwin Williams:</i>	<i>Mystical Shade SW6276</i>	<i>Low Sheen</i>
SOFFIT:	<i>Sherwin Williams:</i>	<i>Mystical Shade SW6276</i>	<i>Low Sheen</i>
STUCCO:	<i>Sherwin Williams:</i>	<i>Mystical Shade SW6276</i>	<i>Low Sheen</i>
HORIZONTAL LAP OR SMOOTH SIDING	<i>Sherwin Williams:</i>	<i>Mystical Shade SW6276</i>	
VERTICAL BOARD AND BATTEN SIDING	<i>Sherwin Williams:</i>	<i>Unique Gray SW6260</i>	
GARAGE DOOR:	<i>Sherwin Williams:</i>	<i>Snowfall SW6000</i>	<i>Low Sheen</i>
TRIM @ GARAGE DOOR:	<i>Sherwin Williams:</i>	<i>Snowfall SW6000</i>	<i>Low Sheen</i>
BACK DOOR (Ext. Side):	<i>Sherwin Williams:</i>	<i>Snowfall SW6000</i>	<i>Low Sheen</i>
EXTERIOR DOOR TRIM:	<i>Sherwin Williams:</i>	<i>Snowfall SW6000</i>	<i>Low Sheen</i>
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	<i>Sherwin Williams:</i>	<i>Snowfall SW6000</i>	<i>Low Sheen</i>
FRONT DOOR PAINT (Fiberglass only):	<i>Sherwin Williams:</i>	<i>Charcoal Blue SW2739</i>	<i>Semi Gloss</i>
FRONT DOOR STAIN (Wood only):	<i>Sherwin Williams:</i>	<i>Black Walnut SW3234</i>	<i>Semi Gloss</i>
EXTERIOR STAIN DETAIL:	<i>Sherwin Williams:</i>	<i>Black Walnut SW3234</i>	<i>Semi Gloss</i>

GARAGE DOOR

Garage Door: Wayne Dalton 9100 - Steel Garage Door - Insulated

Garage Door Style: Sonoma Ranch

Buyer Signature: _____ **Date:** _____

Buyer Signature: _____ **Date:** _____

Century Representative Signature: _____ **Date:** _____



COMPLETE PACKAGE

Buyers :	
New Home Address:	<u>1220 Oak Chase</u>
Plan and Elevation:	<u>Knox 'C'</u>
Email Address:	
Contact Phone Number:	

Cascade Package III

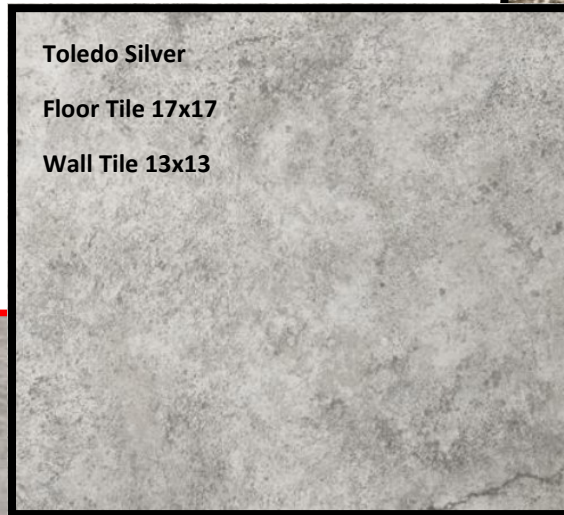
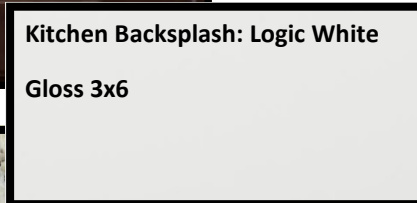
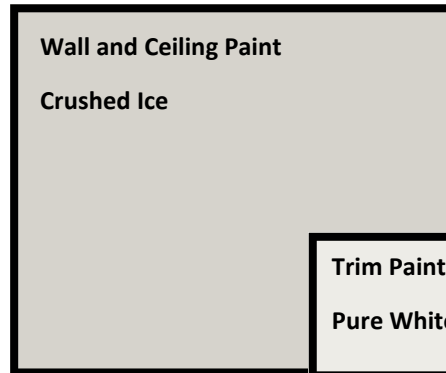
Cabinets	Lexington Cappucino Brown (42" Kitchen Uppers, 36" Bathroom Vanities)
Kitchen Countertop	Bianco Atlantico Granite with eased edge
Bathroom Countertops	Venetian Marble Polar White
Flooring in Entry, Kitchen, Per Plan	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Silver 27
Utility and Bath Floor Tile	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Silver 27
Bathroom Wall Tile	EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout:Silver 27
Kitchen Backsplash	Logic 3x6 White Gloss, Laid 50% Offset, Grout: Unsanded White
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Crushed Ice SW7647
Interior Trim Paint	Pure White SW7005

**Wood tile flooring option ILO of 17x17:
EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+**

Buyer 1 Signature:		Date:	
Buyer 2 Signature:		Date:	
Century Representative:	<i>Kenya Nelson</i>	Date:	12.29.20



Cascade Scheme III



INCHARGE

Electrical Services Security
Lighting & Home Technology



Platinum

4 Recessed Can Lights
(includes 2 switches)
1 USB Outlet
1 Hi/Low
Decora Switches
2 x 12" LED UCLs



Office 512.778.6240
Fax 512.778.6248

InChargeElectricalServices.com

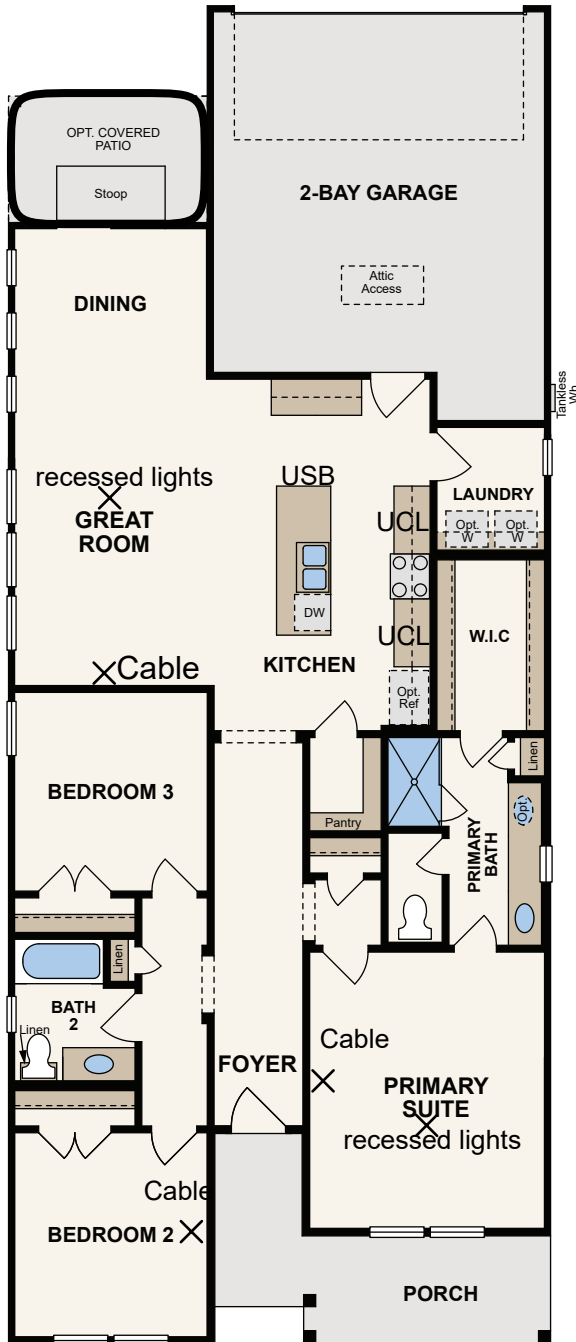
Floor Plan

KNOX | PLAN 1560

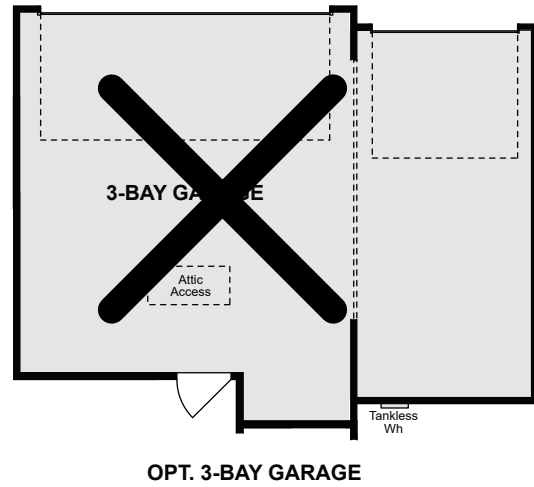
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1-STORY | 3 BEDROOMS | 2 BATHROOMS | 2-BAY ATTACHED GARAGE

OPTIONS FOR DUAL SINKS IN PRIMARY BATH, COVERED PATIO AND MORE



FLOOR PLAN



OPT. 3-BAY GARAGE



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CLICK HERE
for example photos of this home



DEERBROOKE

THE HILLS & THE CANYONS

UTILITIES

Water and Trash

City of Leander 512.259.1142

Electric

Pedernales Electric Cooperative 888.554.4732

Gas

Atmos Energy 888.286.6700

Telephone/Cable/Internet

AT&T / U-Verse 855.630.3735

Spectrum 855.273.7629

Post Office

801 S. HWY 183 800.275.8777

AMENITIES/LOCAL AREA

- Flex-use community center, fitness center & yoga space
- Infinity edge swimming pool & splash pad
- Open-air Pavilion, miles of trails & green spaces
- Fenced-in dog park
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- Costco Wholesale and Whole Foods Market
- HEB Event Center

HOMEOWNERS ASSOCIATION

Alamo Management Group 210.485.4088

Contact: Luis Bayona

Luis@alamomg.com

<https://www.alamomanagementgroup.com/>

Quarterly dues - \$150

Transfer fee: \$395

HOA Dues will include the following: pool, clubhouse, park, gym, landscaping and other associated expenses

ESTIMATED 2021 PROPERTY TAXES

City of Leander	0.5368670
Williamson CO	0.4187190
Austin Community College	0.1058000
Williamson CO FM/RD	0.0400000
Leander ISD	1.4184000

Estimated Tax Rate: 2.519786%

DEERBROOKE PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Hills-50' Lots	\$1,300
The Canyons-60' Lots	\$1,500

SCHOOLS

As residents of Deerbrooke, your children may attend the following **Leander ISD** public schools:

Plain Elementary

501 S. Brook Drive
Leander, TX 78641
Phone - 512.570.6600

Danielson Middle School

1061 Collaborative Way
Leander, TX 78641
Phone - 512.270.3900

Glenn High School

1320 Collaborative Way
Leander, TX 78641
Phone - 512.570.1400

EMERGENCY SERVICES

• Leander Police Department	512.528.2800
• Leander Fire Department	512.528.2848
• Cedar Park Regional Emergency	512.379.3500



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