



CENTURY
COMMUNITIES

LOT 32 HOUSE FILE
1837 TURTLE BAY LOOP
IN CRYSTAL SPRINGS - THE LAKES


CARSON | ELEVATION C
3 BEDS | 2 BATHS | 2-BAY GARAGE
APPROX 1,879 SQ. FT.



Crystal Springs The Lakes



- SOLD
- MODEL
- AVAILABLE
- UNAVAILABLE

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REV. 01.29.21



CRYSTAL SPRINGS THE LAKES

CARSON | PLAN 1880

APPROX. 1879 SQ. FT. | 1-STORY | 3-4 BEDROOMS | 2 BATHROOMS | SUN ROOM | 2-BAY GARAGE
OPTIONS FOR SITTING ROOM, SEPARATE GARDEN TUB AND SHOWER AT OWNER'S BATH, COVERED PATIO



ELEVATION A



ELEVATION B



ELEVATION C



ELEVATION D

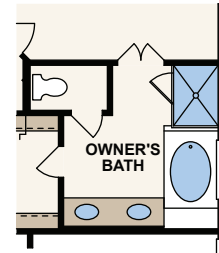


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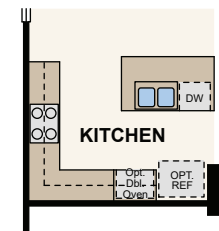
Floor Plans



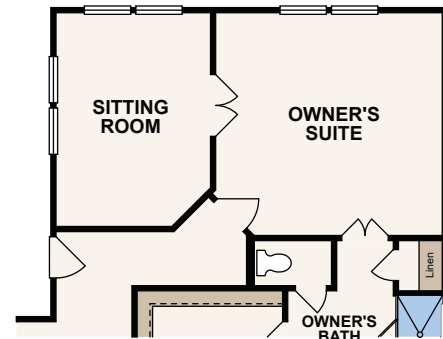
FLOOR PLAN



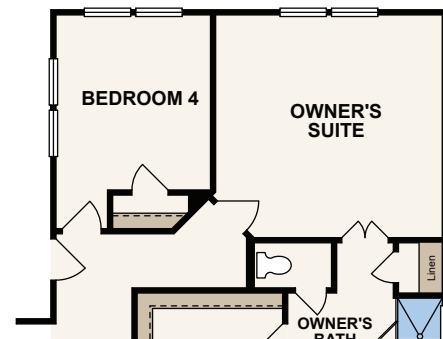
OPT. SEPARATE GARDEN TUB AND SHOWER



OPT. BUILT-IN KITCHEN



OPT. SITTING ROOM W/ DOORS



OPT. BEDROOM 4 ILO SUNROOM



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Crystal Springs 50s Spec Options

Lot/Address: 0032	1837 Turtle Bay Loop	Type: SPEC	Base House: \$440,990.00
Phase:		Release Date: 15-Jan-2021	Base Lot:
Model/Elev: Carson () - Carson		Const. Start Date: 10-May-2021	Lot Premium: \$14,000.00
Swing: Left		Permit Date:	Options: \$42,450.00
		Permit No:	Total: \$497,440.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	05-Dec-2020	Yes	Yes	Community Spec & Elevation	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. 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	XCSFSPRG50	Crystal Springs 50 Community Specific Features	1.00 / Each	
3/[3]	STD	XMBSHWR	Owner's Bath Shower ilo Tub	1.00 / Each	
4/[4]	STD	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	
5/[5]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$4,500.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	05-Dec-2020	Yes	Yes	Sturcturals	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XSTFD8	Upgrade Front Door to 8'	1.00 / Each	\$125.00
2/[2]	OPT	XSTUDDOOR	Doors @ Study	1.00 / Each	\$1,200.00
3/[3]	OPT	XPATEXTOPT	Extended Covered Patio	1.00 / Each	\$19,000.00
4/[4]	OPT	XKITBLTIN42	Built In Kitchen - Appliances/42" Cabinets (ILO Standard Kitchen)	1.00 / Each	\$3,000.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	23-Feb-2021	Yes	Yes	Design Center Phase 1 & 2 - KR	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XPLEVACH4MB	Eva CH 4" Faucets at Master Bath	1.00 / Each	
2/[2]	UPG	XPLEVACH4W2	Eva CH 4" Faucets at Secondary Bath	1.00 / Each	
3/[3]	CUS	XCUSTOMELEC	Custom Option (Electrical) See In charge paperwork	1.00 / Each	\$3,165.00

Crystal Springs 50s

Spec Options

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Swing: Left		Permit Date:	Options: \$42,450.00
		Permit No:	Total: <u>\$497,440.00</u>

4/[4]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) LVL 3 LVP - Foyer, Kitchen, Dining, Great Room, Sun Room, Hall to Bedrooms, Utility, All Bathrooms	1.00 / Lump Sum	\$7,932.00
5/[5]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL A TILE - KITCHEN BACKSPLASH	1.00 / Each	\$863.00
6/[6]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 3 TILE - MASTER BATH SHOWER WALLS	1.00 / Each	\$513.00
7/[7]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 3 TILE - BATH 2 WALLS	1.00 / Each	\$394.00
8/[8]	UPG	XCAB2WHH	Level 2 Cabinets - Whole House (Kitchen and Baths)	1.00 / Each	\$925.00
9/[9]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) LVL 2 CARPET + STND CARPET PAD - All bedrooms + closets & study	1.00 / Lump Sum	\$833.00



	Date:	2/23/2021
JOB #:	#0032	REV - 3.2.21
ADDRESS:	1837 Turtle Bay	
SUBDIVISION:	Crystal Springs 50s	
HOMEOWNER:	Spec	
PLAN/ELEVATION:	Carson - C	
DESIGNER:	Kayla Rivers	
	kayla@flooring.net	

PHASE 1 - COLOR & FINISH SELECTIONS

MASONRY

STONE	Exterior	Cobra: Yellow Flagstone
STONE MORTAR	Exterior	White
BRICK	Exterior	Cobra: Shadow Falls
BRICK MORTAR	Exterior	White

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Tiki Hut SW7509	Low Sheen
SOFFIT:	Sherwin Williams:	Tiki Hut SW7509	Low Sheen
STUCCO/SIDING:	Sherwin Williams:	Accessible Beige SW7036	Low Sheen
GARAGE DOOR:	Sherwin Williams:	Accessible Beige SW7036	Low Sheen
TRIM @ WINDOWS:	Sherwin Williams:	Tiki Hut SW7509	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Tiki Hut SW7509	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Accessible Beige SW7036	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Tiki Hut SW7509	Low Sheen
FRONT DOOR GEL STAIN:	Sherwin Williams:	Black Walnut Gel Stain SW3234	Semi Gloss
EXTERIOR STAIN DETAIL	Sherwin Williams:	Charwood SW 3542	Semi Gloss

ROOF

Shingles:	Weatherwood/Driftwood
Metal:	N/A
Tile:	N/A

WINDOWS

Type:	Almond
Style/Pattern:	As shown on plans.
Master Tub Window:	Clear glass
Blinds:	N/A

GUTTERS

Horizontals:	5" Front Elevation Only - Terratone	Standard
Downspouts:	5" Front Elevation Only - Terratone	Standard
Leaf Guard:	N/A	

EXTERIOR DOORS

Entry Door:	8'0" Fiberglass Six Panel
Back Door:	6'8 Full Lite Clear
Garage Door:	Wayne Dalton 9100 - Insulated - Sonoma Ranch
Garage Door Opener:	Genie 2028 1/2 HP Chain Drive Opener with 2 Remotes

HARDWARE - DOOR

Entry Door:	Dexter Barcelona- Satin Nickel
Hinge Color:	Satin Nickel
Rest of Doors:	Torino Levers- Satin Nickel
Hinge Color:	Satin Nickel

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Designer Signature: *Kayla Rivers* _____

Date: *23-Feb-21* _____



Date: 2.23.2021

JOB #: #0032
ADDRESS: 1837 Turtle Bay
SUBDIVISION: Crystal Springs 50s
HOMEOWNER: Spec
PLAN/ELEVATION: Carson - C
DESIGNER: Kayla Rivers
kayla@floorking.net

PHASE 2 - COLOR & FINISH SELECTIONS

ELECTRICAL/ LOW VOLTAGE

Switches/Outlets: White Rocker Switches
Cable Locations: See Bid & Diagrams Per InCharge Electric
Phone Locations: See Bid & Diagrams Per InCharge Electric
Surround Sound Prewire Location: See Bid & Diagrams Per InCharge Electric

INTERIOR DOORS

Study: 6'8" Doors (1st and 2nd Floors): Full Lite Clear
Rest of House: 6'8" Doors (1st and 2nd Floors): Riverside

HARDWARE -CABINET & BATH

	BRAND	STYLE/COLOR	NOTES:
Cabinets:	N/A		
Master Bath:	Moen Mason	Chrome	TP HOLDER - YB8099CH/YB8000CH
Bath 2:	Moen Mason	Chrome	TOWEL BAR - YB8094CH/YB8000CH

CABINETS

	BRAND	WOOD	STYLE	COLOR	NOTES
Kitchen:	Kent Moore:	Maple	Groveland #18	Storm Cloud	42" Uppers LVL 2
Kitchen Island:	Kent Moore:	Maple	Groveland #18	Storm Cloud	36" lower LVL 2
M. Bath:	Kent Moore:	Maple	Groveland #18	Storm Cloud	36" Vanity LVL 2
Bath 2:	Kent Moore:	Maple	Groveland #18	Storm Cloud	36" Vanity LVL 2

COUNTERTOPS

	MATERIAL	COLOR	EDGE	SPLASH
Kitchen:	Quartz	Sparkling White	3CM	Tile Splash
Kitchen Island:	Quartz	Sparkling White	3CM	N/A
M. Bath:	Venetian Marble	Polar White	1.5CM	4" VM Splash
Bath 2:	Venetian Marble	Polar White	1.5CM	4" VM Splash

APPLIANCES - GAS COMMUNITY

	BRAND	COLOR	DESCRIPTION
Oven:	Whirlpool:	Stainless	30" Built In single wall oven
Venthood:	Whirlpool:	Stainless	30" under cabinet vent
Microwave	Whirlpool:	Stainless	2.2 cu ft capacity
DISHWASHER:	Whirlpool:	Stainless	Sensor cycle w/ adjustable upper rack

PLUMBING

	BRAND	MODEL	COLOR	DESCRIPTION
FAUCETS:				
Kitchen:	Moen	Arbor 7594C	Chrome	Pull-Down Sprayer
M. Bath Vanity:	Moen	Eva #6410 X2	Chrome	4" Centerset
M. Bath Shower:	Moen	Eva T62132EP+2510	Chrome	Shower Faucet
Bath 2 Vanity:	Moen	Eva #6410	Chrome	4" Centerset
Bath 2 Shower:	Moen	Eva T62133EP+2510	Chrome	Tub/Shower Faucet

SINKS:				
Kitchen:		DS5050	Stainless	50/50
M. Bath Vanity:		1714 X2	White	Oval
Bath 2 Vanity:		1714	White	Oval

TUBS:				
Bath 2:		Proflo PFB14		

SHOWER FLOORS:				
Master Shower:		Royal Bath Acrylic		

COMMODES:				
M. Bath:		Vortens Medalist EL HET V3151-3486	Elongated toilet	
Bath 2:		Vortens Medalist EL HET V3151-3486	Elongated toilet	

Note: See bid for specifications for extras such as trim, drains, etc.

WALL PAINT & TEXTURE - INTERIOR

	BRAND	COLOR	FINISH
Walls & Ceilings (see exceptions below):	Sherwin Williams	Extra White SW7006	Flat
Interior Stain Color	Sherwin Williams	Black Walnut SW3234	Semi gloss
Trim	Sherwin Williams	Extra White SW7006	Semi gloss
Texture:		Monterrey Drag	

SHOWER ENCLOSURE

M. Bath Shower:	Framed Chrome	GLASS: Clear
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MIRRORS

M. Bath:	42" High, Polished Edge
Bath 2:	42" High, Polished Edge

FLOORING

	DISTRIB.	MANUF.	STYLE	NOTES
Lux Vinyl Plank	Floor King	Shaw	Elkview Crossing Silver Dollar LVL 3	Random stagger, laid front to back
Locations:	Foyer, Kitchen, Dining, Great Room, Sunroom, Hall to Bedrooms, Baths			

CARPET:	Floor King	Shaw	Milton House Dolphin	LVL 2
Carpet Pad:	STND			
Locations:	All bedrooms + closets, Study			

WALL TILE

	DISTRIB.	MANUF.	STYLE/COLOR	SIZE	NOTES	GROUT
Kitchen Splash Field:	Floor King	DT	Colorwheel Lattice Artic White Gloss		LVL A	Mapei 93 Warm Grey
Kitchen Trim:	Painted Edges					
Bath 2 Vanity Splash:	4" Venetian Marble Splash - Polar White					
Bath 2 Shower:	Floor King	TTS	Alfagres Calacatta Matte Grey 12x24 - Laid hrz stack LVL 3			Mapei 93 Warm Grey
Bath 2 Soap Dish:	Cut Tile Corner Shelf @ 48" AFF					
Bath 2 Trim:	Painted Edges					
M. Bath Vanity Splash:	4" Venetian Marble Splash - Polar White					
M. Bath Shwr Field:	Floor King	TTS	Alfagres Calacatta Matte Grey 12x24 - Laid hrz stack LVL 3			Mapei 93 Warm Grey
M. Bath Shwr. Soap Dish:	Cut Tile Corner Shelf @ 48" AFF					
M. Bath Shower Trim:	Painted Edges					

LIGHT FIXTURES

Interior Light Package	See Bid & Diagrams Per InCharge Electric
Exterior Light Package	See Bid & Diagrams Per InCharge Electric

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Designer Signature: *Kayla Rivers* _____

Date: *23-Feb-21* _____

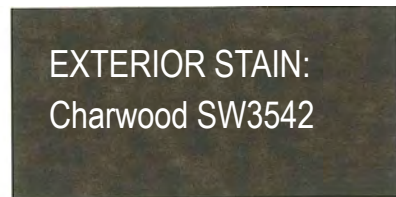
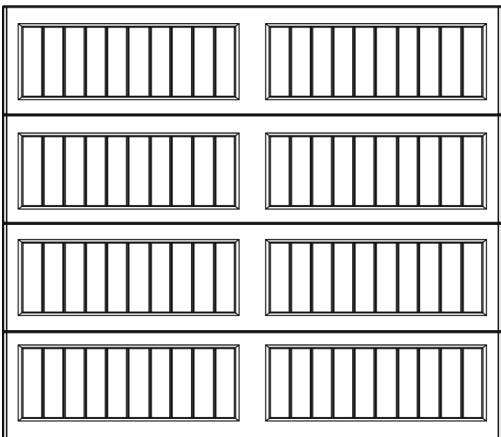


1837 Turtle Bay Loop—SPEC EXTERIOR SELECTIONS

Stone: Yellow Flag



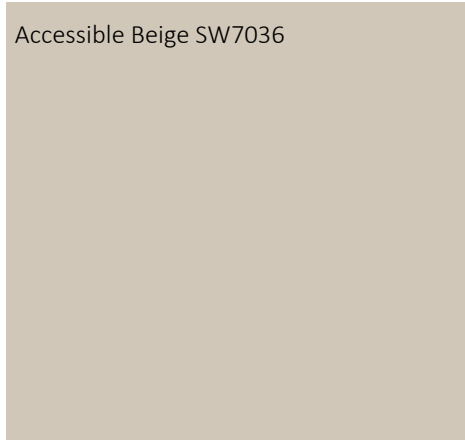
Brick: Shadow Falls



Charwood

SW 3542

Accessible Beige SW7036



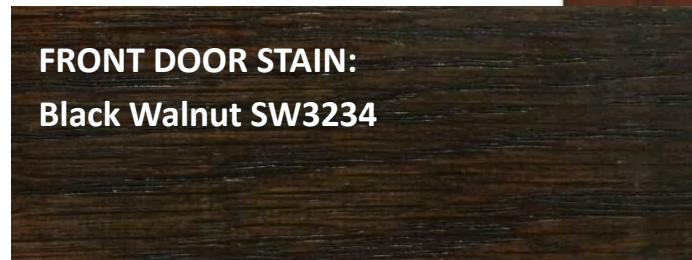
Tiki Hut SW7509



**FRONT DOOR:
Six Panel Fiberglass**



**FRONT DOOR STAIN:
Black Walnut SW3234**





1837 Turtle Bay Loop—SPEC INTERIOR SELECTIONS



CARPET



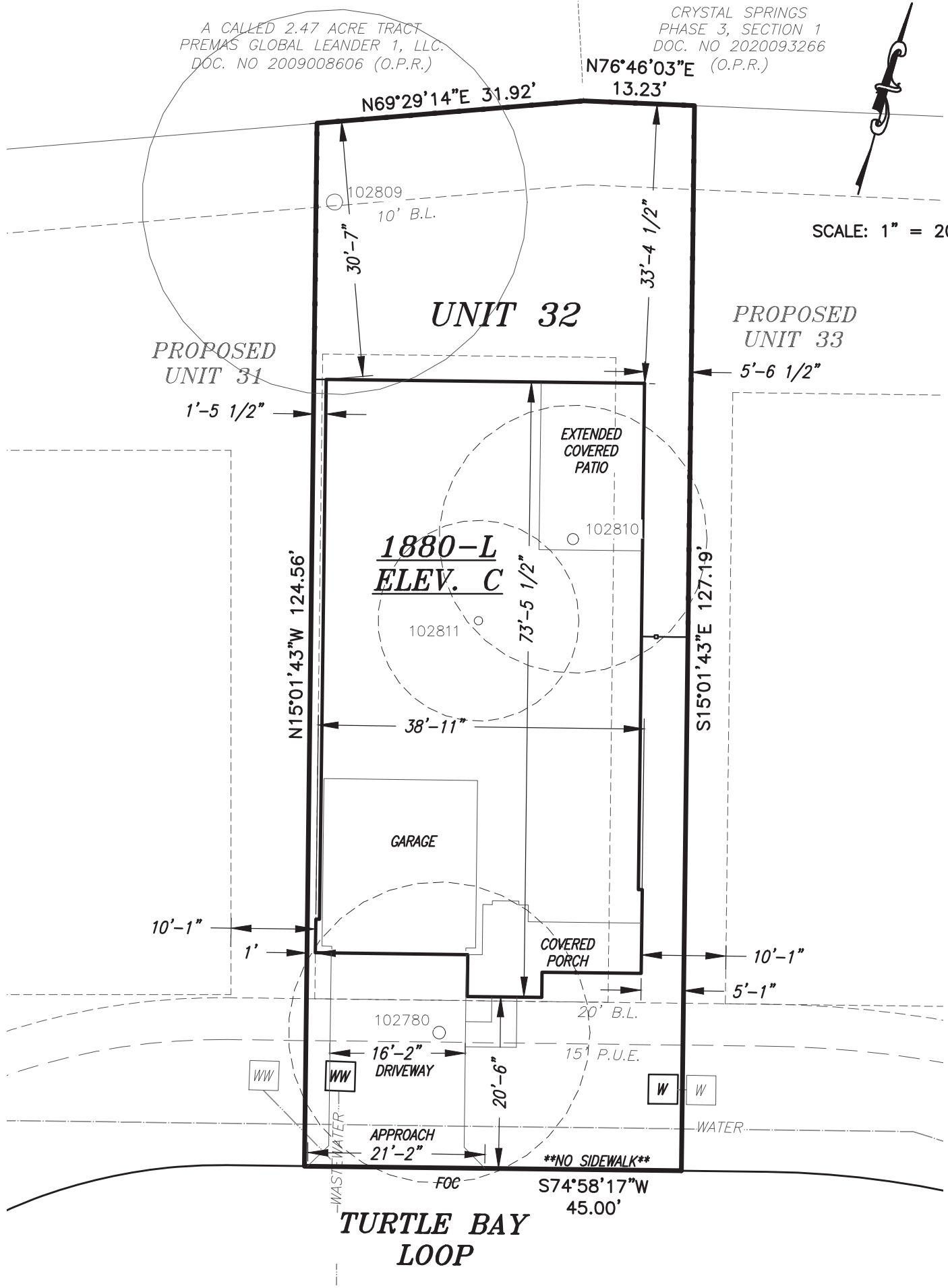
A CALLED 2.47 ACRE TRACT
PREMAS GLOBAL LEANDER 1, LLC.
DOC. NO 2009008606 (O.P.R.)

CRYSTAL SPRINGS
PHASE 3, SECTION 1
DOC. NO 2020093266
(O.P.R.)

LEGEND

-  FIRE HYDRANT
-  WATER SERVICE
-  WASTEWATER SERVICE
-  WOOD FENCE LOCATION (PROPOSED)
-  B.L. BUILDING LINE SETBACK
-  FOC FACE OF CURB
-  GCE GENERAL COMMON ELEMENT
-  P.U.E. PUBLIC UTILITY EASEMENT
-  D.E. DRAINAGE EASEMENT

SCALE: 1" = 20'



Tree Table	
Point #	Tree Description
102780	18" OAK MULTI (REMOVE)
102809	23" OAK MULTI
102810	16" OAK MULTI (REMOVE)
102811	12" OAK MULTI (REMOVE)

EXHIBIT

LOT AREA: 5691 sq. ft.

FENCE LENGTH: 146 feet

TOTAL SOD: 284 sq. yds.

Rear sod area: 181 sq. yds.

Front sod area: 103 sq. yds.

FLAT WORK: 461 sq. ft.

LOT IMPERVIOUS COVER: 3135 sq.ft.(55%)

House imp. cover: 2674 sq. ft.

Driveway imp. cover: 418 sq. ft.

Entry walk imp. cover: 27 sq. ft.

A/C pad imp. cover: 16 sq. ft.

Sidewalk imp. cover: - sq. ft.

ADDR: 1837 TURTLE BAY LOOP

CITY: LEANDER STATE: TEXAS

PLAN: 1880-L (CARSON) ELEV: C

UNIT: 32 BLOCK: -

SUBDIV.: CRYSTAL SPRINGS - PHASE 3

BUILDING & EASEMENT LINES:

FRONT: 15' P.U.E / 20' B.L.

SIDES: -

REAR: 10' B.L.

DATE: 01/07/2021

DRAWN BY: TKM



6200 RIVER PLACE BLVD.
BUILDING 2, SUITE 200
AUSTIN, TX 78730
(512) 930-4041



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
www.cbdeng.com

CRYSTAL SPRINGS

THE LAKES

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 855.509.9753

Spectrum 855.273.7629

Post Office

801 S. HWY 183 800.275.8777

AMENITIES/LOCAL AREA

- Swimming pool with tanning ledge and splash pad
- Outdoor kitchen with grill and lounge area
- Direct access to Lakewood Park with fishing pier, kayaking, dogpark, sport courts, skate park, hike & bike trails
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- HEB Event Center
- Costco Wholesale and Whole Foods Market

HOMEOWNERS ASSOCIATION

Goodwin & Company 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

HOA Dues will include the following: Common area maintenance and repairs (landscaping, utilities, irrigation, etc.), insurance, administration, taxes, legal, and vendor contracts.

ESTIMATED 2020 PROPERTY TAXES

City of Leander	0.5368670
Williamson CO	0.0418719
Austin Community College	0.1058000
Williamson CO FM/RD	0.0400000
Leander ISD	1.4184000
Upper Brushy Cr WC&ID # 1A	0.0200000

Estimated Tax Rate: 2.539786%

CRYSTAL SPRINGS PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Lakes- 50' Lots \$1,266.07

SCHOOLS

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

Pleasant Hill Elementary

1800 Horizon Park Blvd
Leander, TX 78641
Phone - 512.570.6400

Wiley Middle School

1526 Raider Way
Leander, TX 78641
Phone - 512.570.3600

Rouse High School

1222 Raider Way
Leander, TX 78641
Phone - 512.570.2000

EMERGENCY SERVICES

Leander Police Department	512.528.2800
Leander Fire Department	512.528.2848
Cedar Park Regional Emergency	512.528.7000



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