



CENTURY
COMMUNITIES

LOT 19 HOUSE FILE

128 DRIFTWOOD HILLS WAY
IN GATLIN CREEK

REDBUD | ELEVATION C

LISTED PRICE \$427,900





Gatlin Creek

- SOLD
- MODEL
- AVAILABLE
- UNAVAILABLE
- INVENTORY
- FUTURE HOMESITE



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. 03.30.21

OLDE OAK ESTATES
CAB. F, SL. 326

LOT 22

S67°57'32"W 105.30'
10' B.L.
15' WASTE WATER ESMT.

LOT 21

UNIT
8

UNIT
19

S56°44'49"E 183.61'

COVERED
PATIO

2533-R
ELEV. C

COVERED
PORCH

GARAGE

UNIT
20

32'-10 1/2"
24'-0 1/2"

UNIT
9

ENTRY
WALK

DRIVEWAY

16'-2"

20' B.L.

10' P.U.E.

SIDEWALK

FOC

APPROACH

20'-9"

N33°15'11"E 13.79'

DRIFTWOOD HILLS WAY
(G.C.E.)

L=40.58,
R=163.50
CB=N40°21'49"E
CD=40.48



SCALE: 1" = 30'

LEGEND



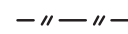
FIRE HYDRANT



WATER SERVICE



WASTEWATER SERVICE



WOOD FENCE LOCATION

B.L.

BUILDING LINE SETBACK

FOC

FACE OF CURB

P.U.E.

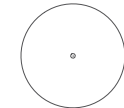
PUBLIC UTILITY EASEMENT

D.E.

DRAINAGE EASEMENT



TREE TO BE REMOVED



TREE TO REMAIN

LOT AREA: 11,432 sq. ft.

FENCE LENGTH: 310 feet

TOTAL SOD: 995 sq. yds.

Rear sod area: 650 sq. yds.

Front sod area: 345 sq. yds.

FLAT WORK: 815 sq. ft.

LOT IMPERVIOUS COVER: 2479 sq. ft. (22%)

House imp. cover: 1664 sq. ft.

Driveway imp. cover: 765 sq. ft.

Entry walk imp. cover: 34 sq. ft.

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

Flatwork/Approach/Sidewalk: 192 sq. ft.

ADDR: 128 DRIFTWOOD HILLS WAY

CITY: GEORGETOWN STATE: TX

PLAN: CHESTNUT R ELEV: C

UNIT: 19 BLOCK:

SUBDIV.: GATLIN CREEK CONDOMINIUMS

BUILDING & EASEMENT LINES:

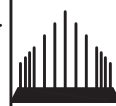
FRONT: 10' P.U.E / 20' B.L.

SIDES: -

REAR: 10' B.L. /
15' WASTE WATER ESMT.

DATE: 01/19/2021

DRAWN BY: TKM



**CENTURY
COMMUNITIES**

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



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

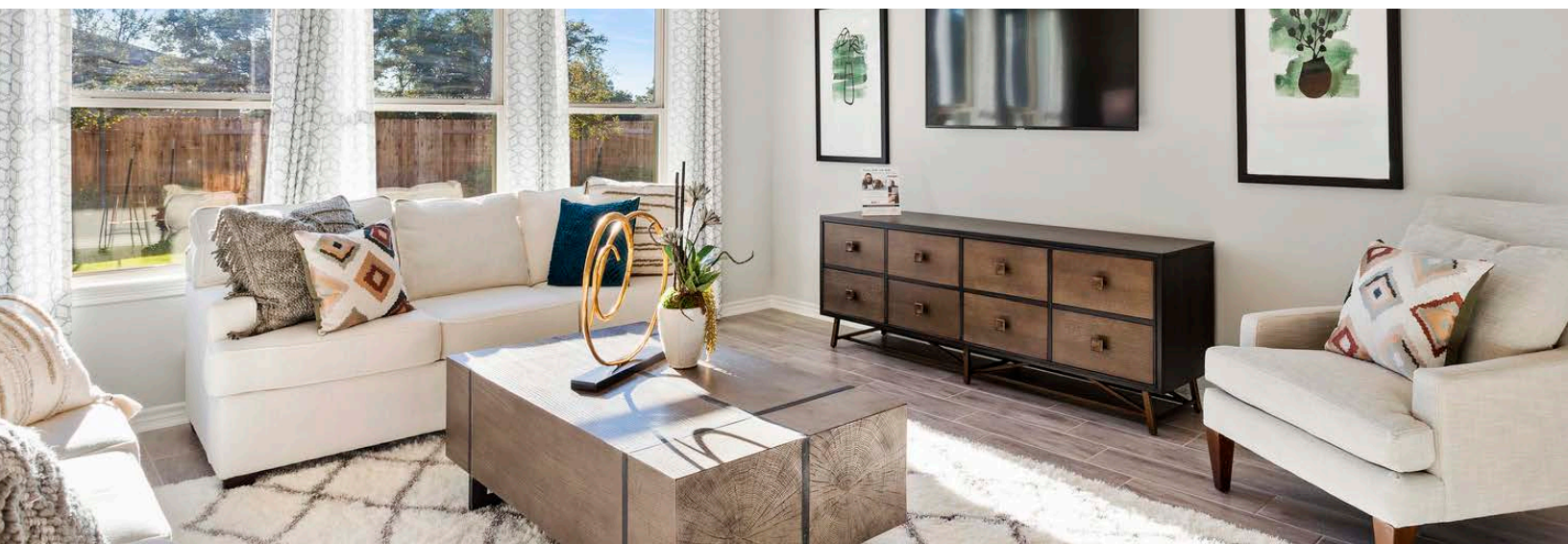
REG. # 10024900

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

Surveying
Austin, Texas 78749
www.cbdeng.com



[CLICK HERE](#)
for example photos of this home



GATLIN CREEK

REDBUD | PLAN 2533

APPROX. 2560 SQ. FT. | 2-STORY | 4 BEDROOMS | 3 BATHROOMS | GAME ROOM | 2-BAY GARAGE
OPTIONS FOR DROP ZONE AREA, SEPARATE GARDEN TUB AND SHOWER AT OWNER'S BATH



ELEVATION A



ELEVATION B



ELEVATION C



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Floor Plans



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Gatlin Creek Spec Options

Lot/Address: 19	128 Driftwood Hills Way	Type: SPEC	Base House: \$400,990.00
Phase:		Release Date: 19-Apr-2017	Base Lot:
Model/Elev: Redbud () - Redbud		Const. Start Date: 25-Feb-2021	Lot Premium: \$4,000.00
Swing: Right		Permit Date:	Options: \$22,910.00
		Permit No:	Total: \$427,900.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	26-Dec-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 1 Carpet	1.00 / Each	
3/[3]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$7,500.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	28-Dec-2020	Yes	Yes	Structural Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XBTHSKRECVAN	Change (1) Oval Sink to Rectangle in Bathroom (US1812)	5.00 / Each	\$500.00
2/[2]	UPG	XKITSNKSGLBL	Stainless Steel Single Bowl Undermount Kitchen Sink (DS3118)	1.00 / Each	\$100.00
3/[3]	UPG	XKITFAUCL2SN	Arbor SRS Faucet (7594) at Kitchen	1.00 / Each	\$300.00
4/[4]	OPT	XMUDBLTNOPT	Drop Zone ilo Coat Closet	1.00 / Each	\$430.00
5/[5]	UPG	XGASLINEDROP	Add (1) Gas Line Drop (Diagram Req'd)	1.00 / Each	\$500.00
6/[6]	OPT	XUTLBLTNOPT	Utility Built-Ins	1.00 / Each	\$650.00
7/[7]	OPT	XPLWTRSOFT	Pre-Plumb for Water Softener	1.00 / Each	\$800.00
8/[8]	OPT	XHBTH2LAVOPT	Secondary Bath Additional Lav - Not all secondary baths will accommodate a second lav. Please verify with the plan that there is adequate space for this to work. Secondary Bath: Bath 3	1.00 / Each	\$1,000.00
9/[9]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet)	1.00 / Each	\$4,200.00

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Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	28-Dec-2020	Yes	Yes	LV Deco	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XDBLIND681L	Add Mini-Blind Insert to 2868 Full Lite Patio Door	1.00 / Each	\$150.00
2/[2]	OPT	XED2868FT1L	Change 2868 Flush Textured Patio door to Full Lite	1.00 / Each	\$180.00
3/[3]	UPG	XELOUTLET220	220V/30A Dedicated Circuit Outlet *Placement Diagram Required*	1.00 / Each	\$400.00
4/[4]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Game Room	1.00 / Each	\$600.00
5/[5]	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
6/[6]	UPG	XENT6F84LT	4 Lite Horizontal Mahogany Entry - 6'8" Stain Color: Black Walnut SW3234, Glass Option: Reeded	1.00 / Each	\$950.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	28-Dec-2020	Yes	Yes	Move In Package	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XGDO1/2	Garage Door Opener - 1/2 HP	1.00 / Each	\$550.00
2/[2]	UPG	XGDOKEYPAD	Add Wireless Entry Keypad for Garage	1.00 / Each	\$125.00
3/[3]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$1,225.00
4/[4]	UPG	XFULL5NOSCRN	5" Gutters at 4-Sides - Standard Plan	1.00 / Each	\$1,200.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
6/[6]	05-May-2021	Yes	Yes	CO2-Ext update	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
2/[3]	STD	XCSFGATLNCRK	Gatlin Creek Community Specific Features	1.00 / Each	

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Swing: Right		Permit Date:	Options:	\$22,910.00
		Permit No:	Total:	<u>\$427,900.00</u>

5-5 Changed from Paramount back to Pennybacker Ext wih
Cascade III interior. KC
Exterior Scheme: Pennybacker Scheme



Date: 5/6/2021

ADDRESS: 128 Driftwood Hills Way
 SUBDIVISION: Gatlin Creek
 HOMEOWNER:
 PLAN/ELEVATION: Redbud/C
 SALES COUNSELOR:

PENNYBACKER EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE	Exterior	Cobra Stone: Blue Moon
STONE MORTAR	Exterior	White
BRICK	Exterior	Meridian: Iron Manor
BRICK MORTAR	Exterior	Gray

*Masonry is per elevation - not all elevations have both stone and brick

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Acier SW9170	Low Sheen
SOFFIT:	Sherwin Williams:	Acier SW9170	Low Sheen
STUCCO:	Sherwin Williams:	Extra White SW7006	
SIDING:	Sherwin Williams:	Extra White SW7006	
GARAGE DOOR:	Sherwin Williams:	Acier SW9170	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Acier SW9170	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Acier SW9170	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Acier SW9170	Low Sheen
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	Sherwin Williams:	Acier SW9170	Low Sheen
FRONT DOOR PAINT (Fiberglass Only):	Sherwin Williams:	Caviar SW6990	Semi Gloss
FRONT DOOR STAIN (Wood Door Only):	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL:	Sherwin Williams:	Charwood SW3542	Semi Gloss

GARAGE DOOR

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

Garage Door Style: Ranch

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Century Representative Signature: _____

Date: _____



Pennybacker Exterior Scheme

A: Extra White SW7006 (Exterior Siding and Stucco)

B: Acier SW9170 (Trim)

C: Caviar SW6990 (Front Door)



Brick: Steel Manor

Stone: Blue Moon

A

B

C



COMPLETE PACKAGE

Buyers :	Spec
New Home Address:	128 Driftwood Hills Way
Plan and Elevation:	Redbud/C
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

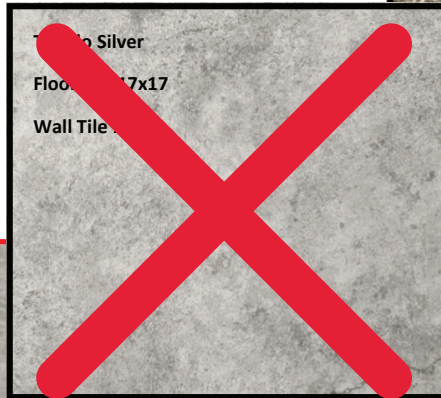
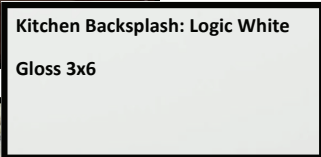
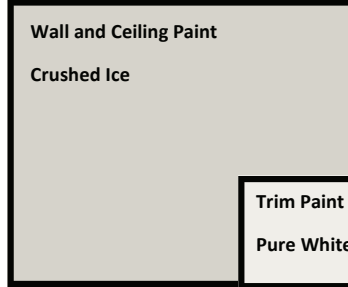
Wood tile flooring option ILO of 17x17: ✓
EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+ ✓

Buyer 1 Signature:		Date:	
Buyer 2 Signature:		Date:	
Century Representative:	<i>Randy Reyes</i>	Date:	01/02/21

128 Driftwood Hills Way



Cascade Scheme III



INCHARGE

Electrical Services Security
Lighting & Home Technology



Platinum

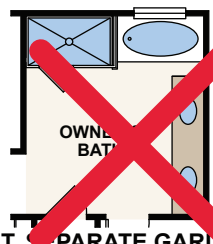
- 4 Recessed Can Lights
(includes 2 switches)
- 1 USB Outlet
- 1 Hi/Low
Decora Switches
- 2 x 12" LED UCLs



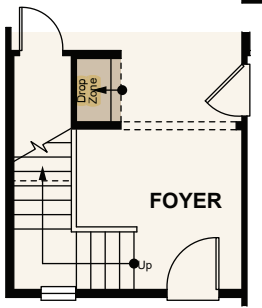
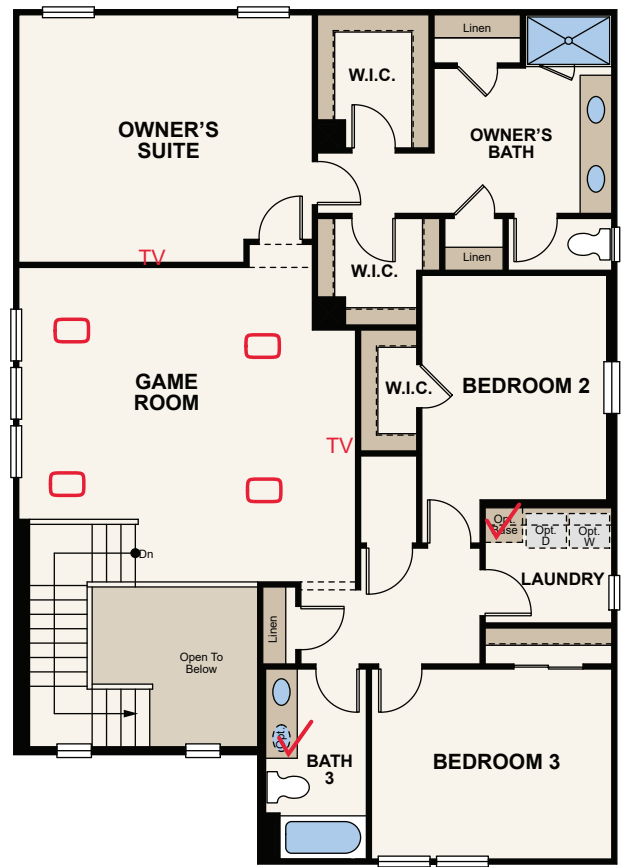
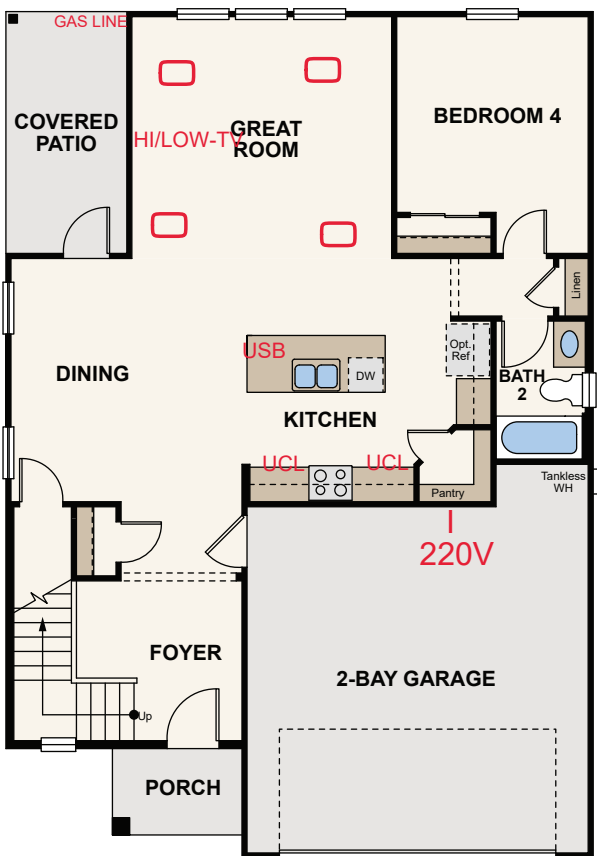
Office 512.778.6240
Fax 512.778.6248

InChargeElectricalServices.com

Floor Plans



OPT. SEPARATE GARDEN TUB AND SHOWER



OPT. DROP ZONE ILO FOYER CLOSET ✓

AR



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GATLIN CREEK

UTILITIES

Trash

City of Georgetown 512.930.3640

Water

Texas Water 512.259.3888

Electric

Pedernales Electric Cooperative 512.355.2131

Gas

Atmos 888.286.6700

Telephone/Cable/Internet

Suddenlink 877.794.2724

Post Office

2300 Scenic Drive 800.275.8777

AMENITIES/LOCAL AREA

- Community Dog Park for Residents
- Williams Drive Public Swimming Pool
- Wolf Ranch Shopping Center
- Georgetown's Town Square Shopping & Dining
- Boating/Hiking/Biking at Lake Georgetown
- Various nearby Golf & Country Clubs
- Short commute to Round Rock Outlets

HOMEOWNERS ASSOCIATION

Goodwin & Company 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

HOA Dues will include the following:

Landscaping, pond maintenance, community garden maintenance, and roadway maintenance to name a few.

ESTIMATED 2021 PROPERTY TAXES

City of Georgetown	0.418000
Williamson County	0.418719
Williamson County FM/RD	0.040000
Georgetown ISD	1.307100

Estimated Tax Rate: 2.283819%

SCHOOLS

As residents of Gatlin Creek, your children may attend the following **Georgetown ISD** public schools:

Jo Ann Ford Elementary

210 Woodlake Drive
Georgetown, TX 78633
Phone - 512.943.5180

Douglas Benold Middle School

3407 Northwest Boulevard
Georgetown, TX 78628
Phone - 512.943.5090

Georgetown High School

2211 N Austin Avenue
Georgetown, TX 78626
Phone - 512.943.5100

EMERGENCY SERVICES

• Georgetown Police Dept.	512.930.3510
• Georgetown Fire Dept.	512.930.3473
• St. David's Hospital	512.943.3000
• Baylor Scott & White Clinic - Georgetown Central	512.509.9550



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