



CENTURY
COMMUNITIES

LOT 17H HOUSE FILE

2620 PECAN ISLAND DR.

IN CRYSTAL SPRINGS - THE FALLS

LAVACA | ELEVATION B

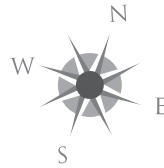
LISTED PRICE \$385,710





Crystal Springs The Falls

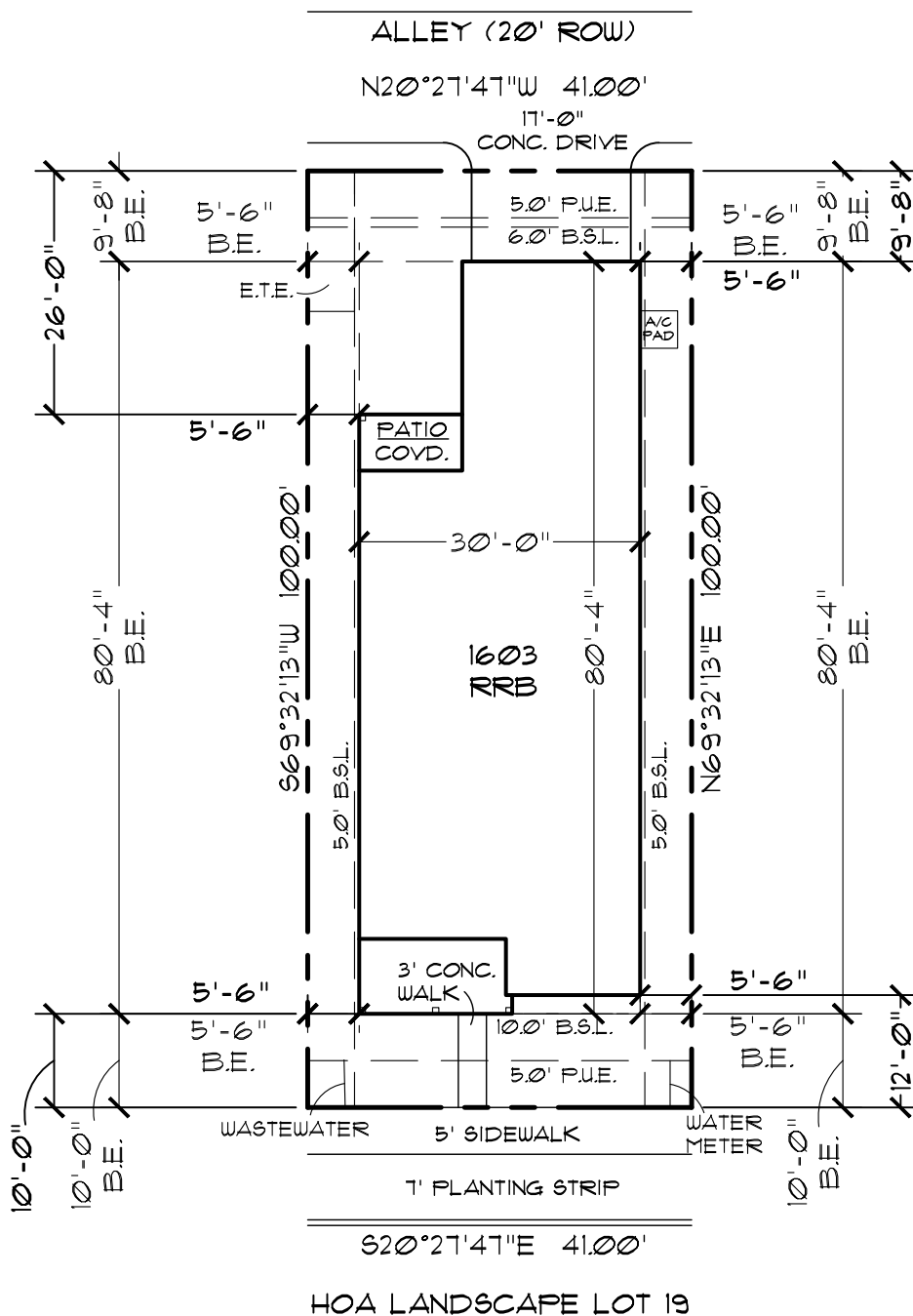
- SOLD
- MODEL
- AVAILABLE
- UNAVAILABLE
- INVENTORY
- FUTURE HOMESITE



SURVEYORS TO VERIFY ALL LOT DATA.



SCALE: 1" = 20'



Impervious Chart:	Sqft.
Front/Sides Sod:	609.76
Rear Sod:	703.06
City Walk:	205.00
Drive Approach:	54.86
Total Flatwork*:	470.17
House Pad:	2203.00
Patio:	0.00
Drive:	164.33
Conc. Walk:	29.98
A/C Pad:	16.00
Total:	2413.31
Imper. Cover:	58.86%

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

SITE PLAN
SHEET 1 OF 2
2620 PECAN ISLAND DRIVE

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: 4100.00 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 C. FLORES
STATE OF TEXAS
73958
02/22/21

ADDRESS 2620 PECAN ISLAND DRIVE		
LOT 17	BLK H	CITY, STATE LEANDER, TX
SUBDIVISION CRYSTAL SPRINGS PH. 3, SEC. 2		
BUILDER CENTURY COMMUNITIES	DATE 2/20/2021	

SURVEYORS TO VERIFY ALL LOT DATA.



SCALE: 1" = 20'

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.

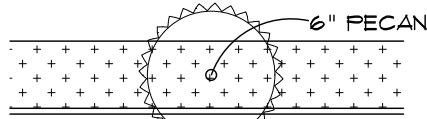
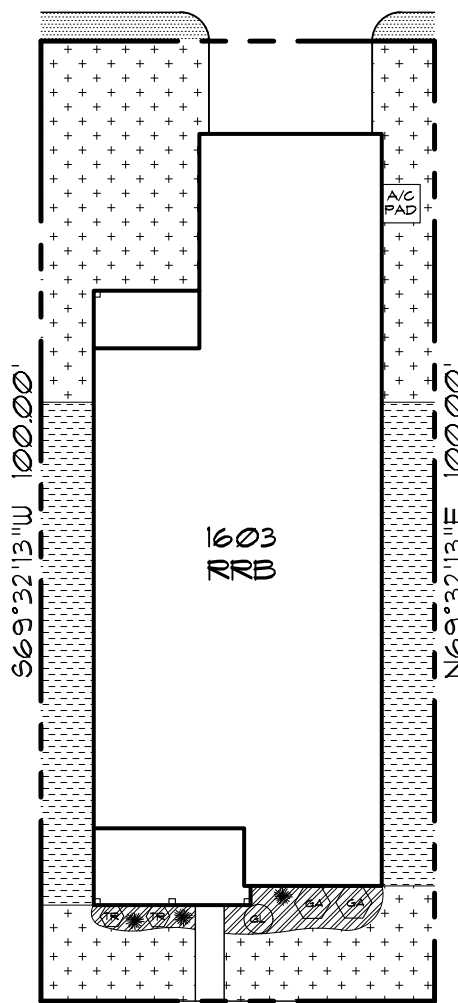
-NO MORE THAN 50% OF THE LOT MAY CONSIST OF NON-PLANT MATERIAL IN THE YARD AREA.

-A DISTURBANCE AREA NO LESS THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.



ALLEY (20' ROW)

N20°27'47"W 41.00'

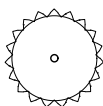


S20°27'47"E 41.00'

HOA LANDSCAPE LOT 19

Landscape Calculations	Sq. Ft.
Front Sod:	322.76
Rear Sod:	703.06
Total Sod:	1025.82
Lot Area Minus Impervious Cover:	1686.69
Sod Percent:	60.81%
River Rock Area:	565.27
Mulch Bed Area:	95.57
Non-Plant Material Percent:	39.19%

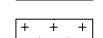
SPECIES	COUNT	SIZE
RED OAK	2	2"
PECAN	1	6"
GLOSSY ABELIA	2	5 gal
GOLD LANTANA	1	5 gal
GULF MUHLY	3	1 gal
TRAILING ROSEMARY	2	1 gal



2" STREET TREE PER SEC PLANNING - OVERALL PLANTING PLAN (SHEET LP-1.0)



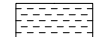
CRUSHED GRANITE



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

2620 PECAN ISLAND DRIVE

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LOT 17	BLK H	CITY, STATE LEANDER, TX
SUBDIVISION CRYSTAL SPRINGS PH. 3, SEC. 2		
BUILDER CENTURY COMMUNITIES	DATE 2/20/2021	

CRYSTAL SPRINGS THE FALLS

LAVACA | PLAN 1603

APPROX. 1603 SQ. FT.

1-1.5 STORY | 3-5 BEDROOMS | 2-3 BATHROOMS | FLEX ROOM | 2-BAY ATTACHED GARAGE

OPTIONS FOR DUAL SINKS IN OWNER'S BATH, COVERED PATIO, BONUS ROOM AND MORE



ELEVATION A



ELEVATION B



ELEVATION C



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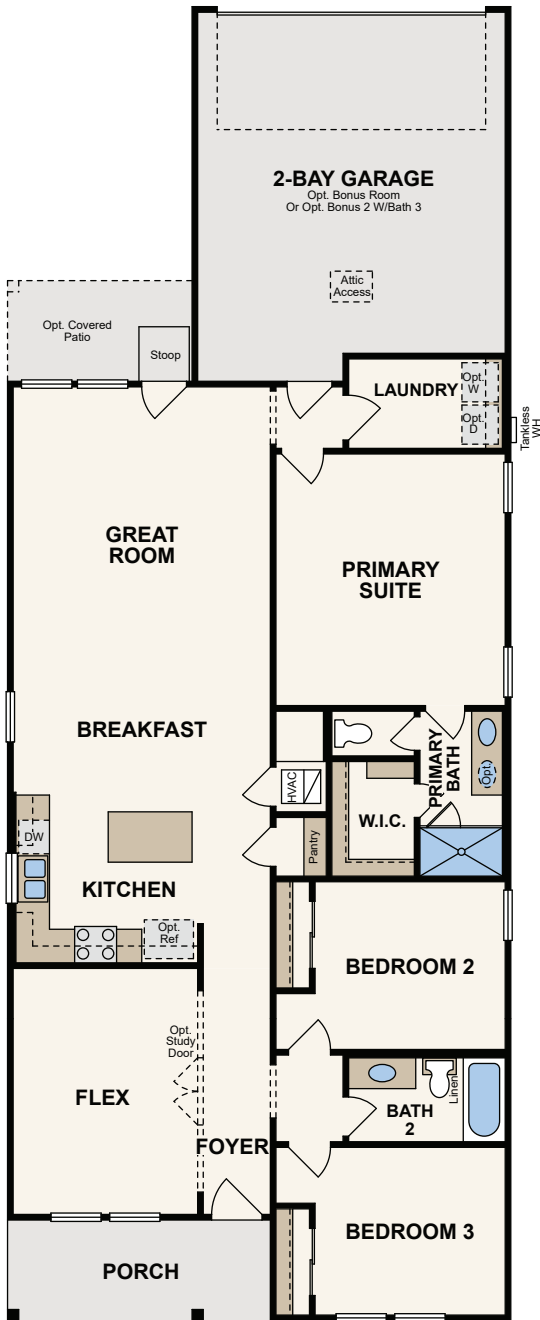
Floor Plans

LAVACA | PLAN 1603

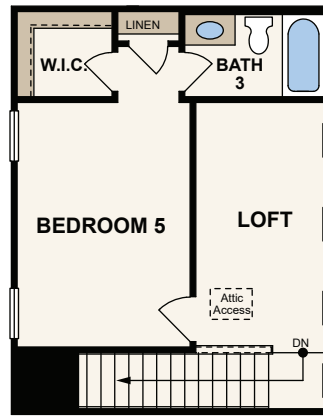
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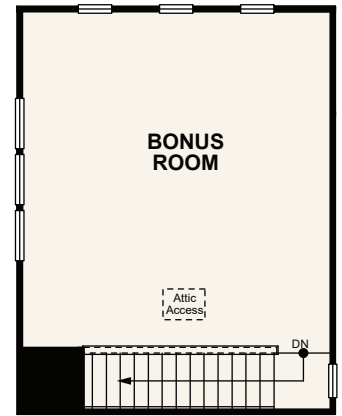
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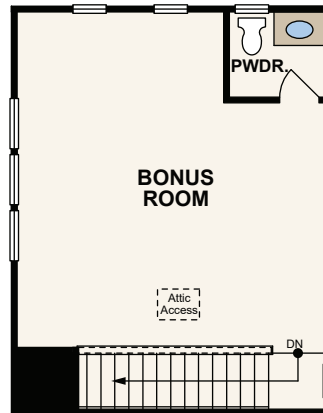
FLOOR PLAN



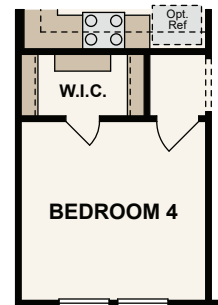
OPT. LOFT/ BEDROOM 5 W/BATH 3



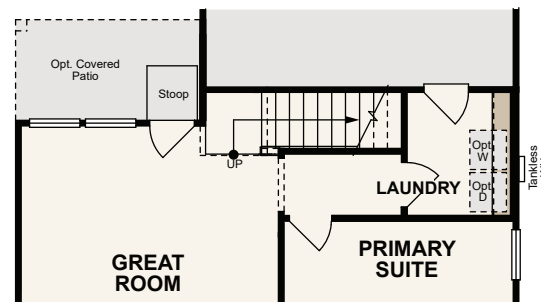
OPT. BONUS ROOM



OPT. BONUS ROOM W/ POWDER BATH



OPT. BEDROOM 4 ILO FLEX



1ST FLOOR STAIRS LAYOUT FOR BONUS ROOM OPTIONS



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Crystal Springs 41s

Spec Options

Lot/Address: 17H3	2620 Pecan Island Drive	Type: SPEC	Base House: \$355,990.00
Phase:		Release Date: 15-Oct-2020	Base Lot:
Model/Elev: Lavaca () - Lavaca 1603		Const. Start Date: 30-Mar-2021	Lot Premium: \$10,000.00
Swing: Right		Permit Date:	Options: \$19,720.00
		Permit No:	Total: <u>\$385,710.00</u>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	01-Feb-2021	Yes	Yes	Standard Specs & 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, 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]	STD	XCSFCRSPRING	Crystal Springs Community Specific Features Interior Scheme: Alpine Package I, Exterior Scheme: Pennybacker Scheme	1.00 / Each	
4/[4]	OPT	XXELEVATIONB	B Elevation	1.00 / Each	\$4,500.00
5/[5]	OPT	XDE2868FT1/2	Change 2868 Flush Textured Patio Door to 1/2 Lite	1.00 / Each	\$150.00
6/[6]	UPG	XD681/2BLIND	Add Mini-Blind Insert to 2868 1/2 Lite Patio Door	1.00 / Each	\$170.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	01-Feb-2021	Yes	Yes	Structural Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XCOVPATOPT	Covered Patio	1.00 / Each	\$5,500.00
2/[2]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,000.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	01-Feb-2021	Yes	Yes	Deco & LV Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
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Crystal Springs 41s

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Swing: Right		Permit Date:	Options: \$19,720.00
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1/[3]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Living/Family Room	1.00 / Each	\$600.00
2/[4]	UPG	XGDO1/2	Garage Door Opener - 1/2 HP	1.00 / Each	\$550.00
3/[5]	OPT	XPLWTRSOFNR	Pre-Plumb for Water Softener (Per Plan)	1.00 / Each	\$800.00
4/[6]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$750.00
5/[7]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet) *Does NOT include Flex Room	1.00 / Each	\$4,400.00
6/[8]	UPG	XFLREXTFLXPL	Extend Tile Plank into Flex Room (requires option for Tile Plank in Standard and Extended Areas)	1.00 / Each	\$1,300.00

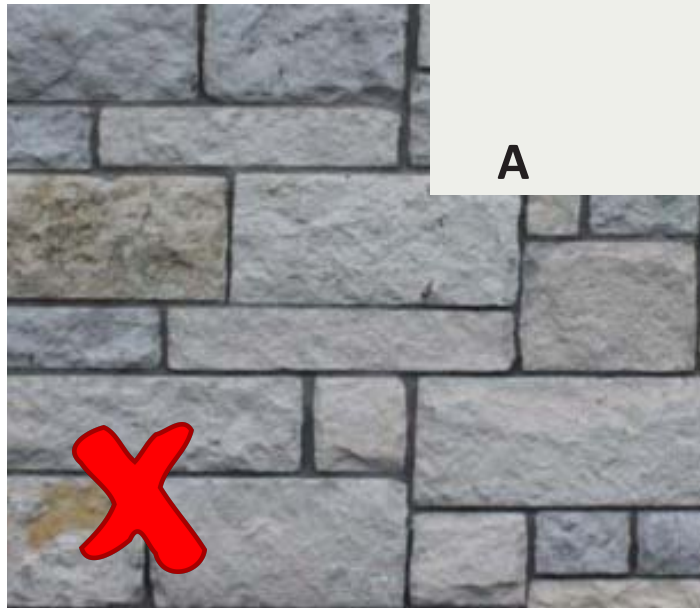


Pennybacker Exterior Scheme

A: Extra White SW7006(Exterior Siding)

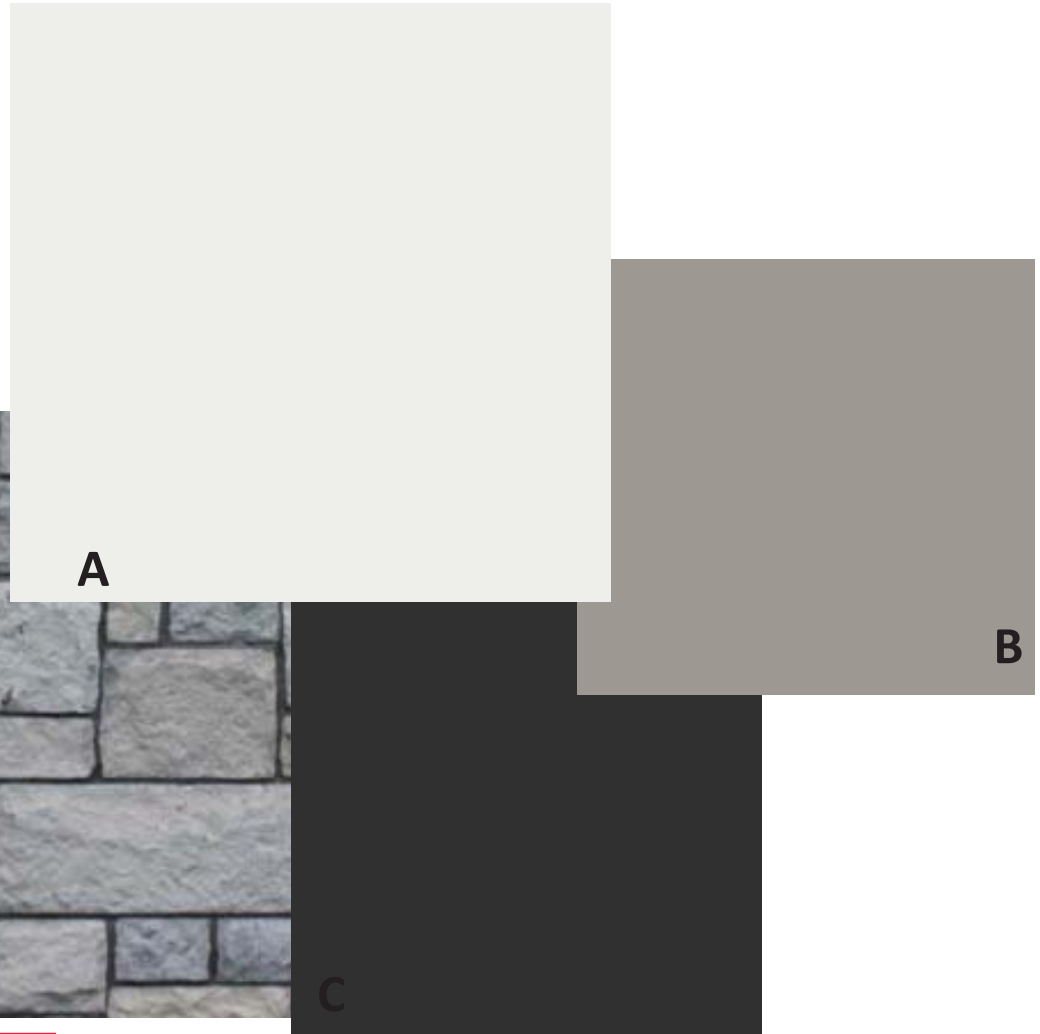
B: Acier SW9170 (Trim)

C: Caviar SW6990 (Front Door)



Stone: Blue Moon

Stone not included with B elevation





Date: 2/1/2021

ADDRESS: 2620 Pecan Island

SUBDIVISION: Crystal Springs

HOMEOWNER:

PLAN/ELEVATION: Lavaca / B

SALES COUNSELOR: Nicole Reuter

PENNYBACKER EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE

Exterior Cobra Stone: Blue Moon

STONE MORTAR

Exterior White

*Stone selection for Elevation C only - Elevations A & B do not have stone

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Acier SW9170	Low Sheen
SOFFIT:	Sherwin Williams:	Acier SW9170	Low Sheen
STUCCO:	Sherwin Williams:	N/A	
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:	Cavier SW6990	Semi Gloss
FRONT DOOR STAIN (Wood 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: Sonoma Ranch

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Century Representative Signature: _____

Date: _____

NR 1/31/21



COMPLETE PACKAGE

Buyers : _____
 New Home Address: 2620 Pecan Island
 Plan and Elevation: Lavaca / B
 Email Address: _____
 Contact Phone Number: _____

Alpine Package I

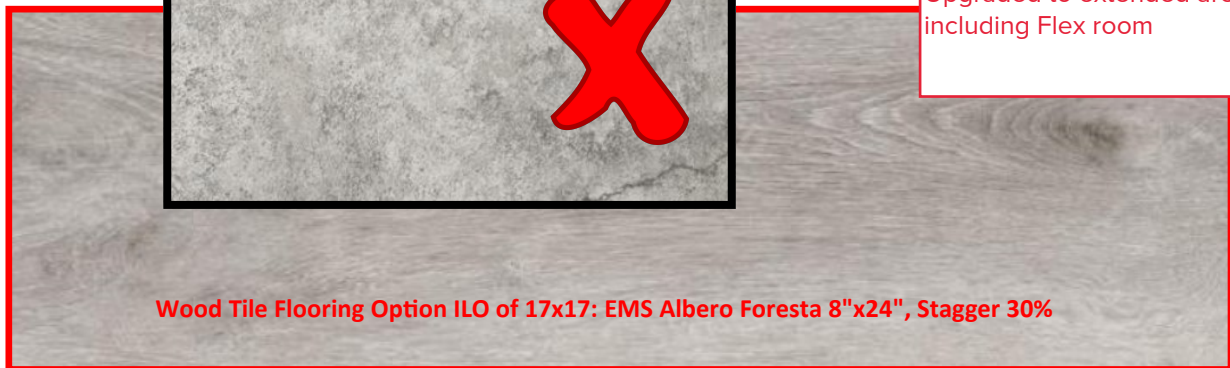
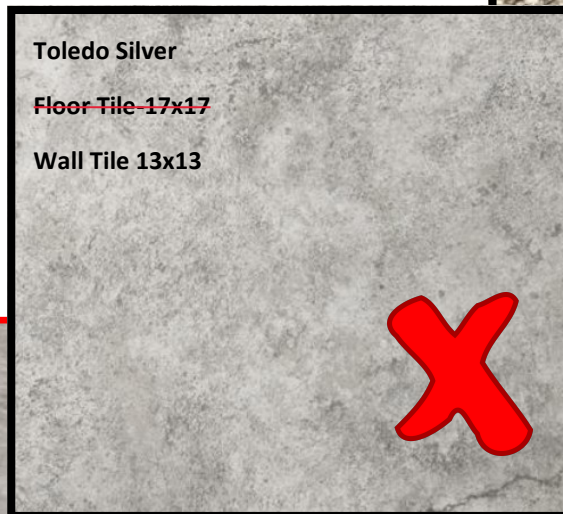
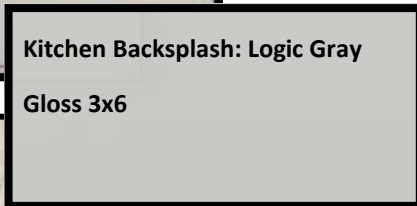
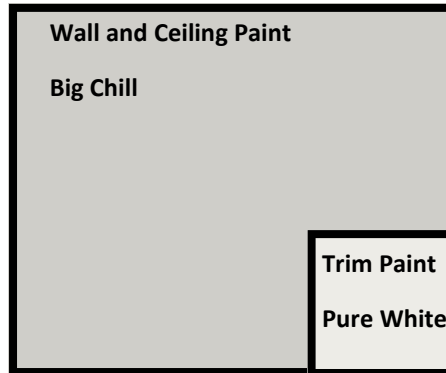
Cabinets	Lexington Snowdrift White (42" Kitchen Uppers, 36" Bathroom Vanities)
Kitchen Countertop	Sparkling White Quartz with eased edge
Bathroom Countertops	Venetian Marble Polar White
Flooring in Entry, Kitchen, Per Plan	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout: Pewter 02
Utility and Bath Floor Tile	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout: Pewter 02
Bathroom Wall Tile	EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout: Pewter 02
Kitchen Backsplash	Logic 3x6 Gray Gloss, Laid 50% offset, Grout: Unsanded White
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Big Chill SW7648
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: _____ Date: _____

NR 1/31/21

Alpine Scheme I



Upgraded to extended areas including Flex room



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



CRYSTAL SPRINGS

THE COVES & THE FALLS

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: Front and side yard maintenance, common area maintenance and repairs (landscaping, utilities, irrigation, etc.), insurance, administration, taxes, legal, and vendor contracts.

ESTIMATED 2021 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 Coves-26' Lots	\$911.23
The Falls-41' Lots	\$1,064.66

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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