



CENTURY
COMMUNITIES

LOT 05A HOUSE FILE
2712 SAGE RANCH DR.
IN THE CANYONS AT DEERBROOKE

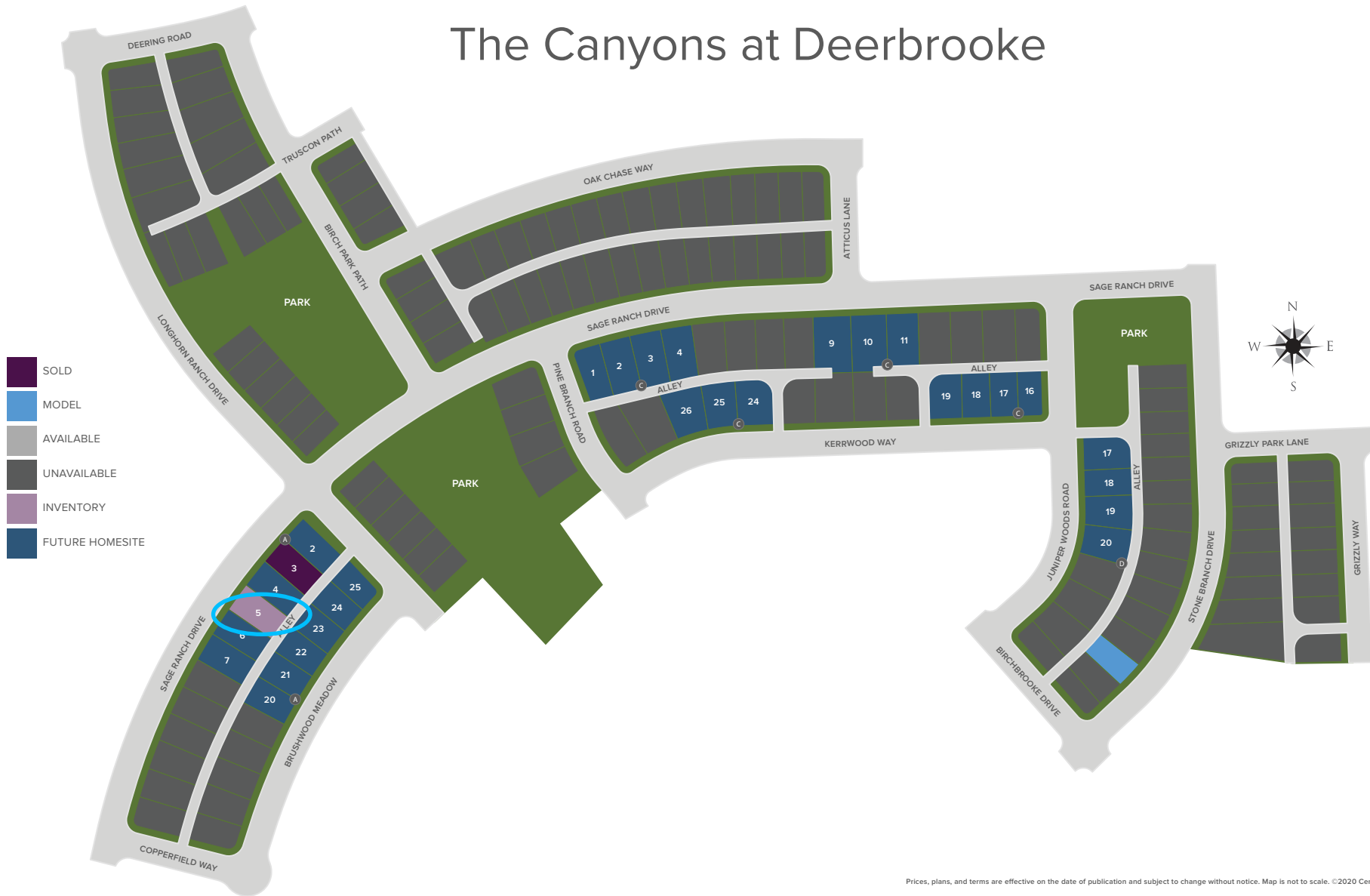
BANDERA | ELEVATION C

LISTED PRICE \$447,570





The Canyons 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.



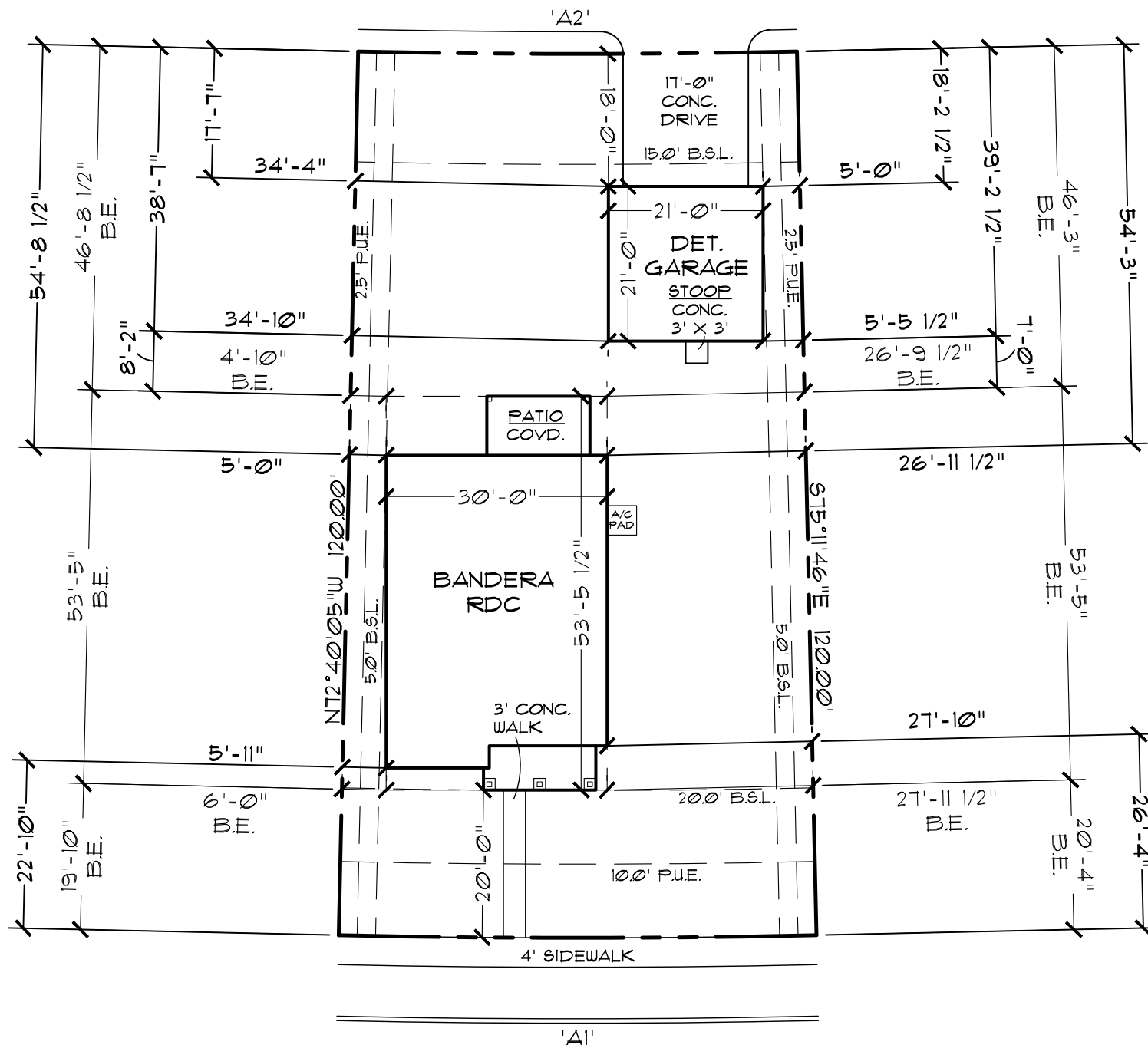
REV. 05.05.21

SURVEYORS TO VERIFY ALL LOT DATA.



SCALE: 1" = 20'

ARC TABLE			
ARC	LEN.	RAD.	CHRD. BRG.
'A1'	64.86'	1470.00'	S16°04'05"W
'A2'	59.56'	1350.00'	N16°04'05"E



Impervious Chart:	Sqft.
Front/Sides Sod:	1994.72
Rear Sod:	1818.74
City Walk:	259.79
Drive Approach:	54.07
Total Flatwork*:	707.36
House Pad:	1426.88
Det. Garage:	441.00
Stoop:	9.00
Drive:	308.41
Conc. Walk:	60.09
A/C Pad:	16.00
Total:	2261.38
Imper. Cover:	30.29%

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

SITE PLAN
SHEET 1 OF 2
2712 SAGE RANCH 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: 7464.88 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
 11/19/20

ADDRESS 2712 SAGE RANCH DRIVE		
LOT 5	BLK A	CITY, STATE LEANDER, TX
SUBDIVISION DEERBROOKE, PH.2, SEC. 4		
BUILDER CENTURY COMMUNITIES	DATE 11/18/2020	

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SCALE: 1" = 20'

ARC TABLE

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'A2'	59.56'	1350.00'	N16°04'05"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.

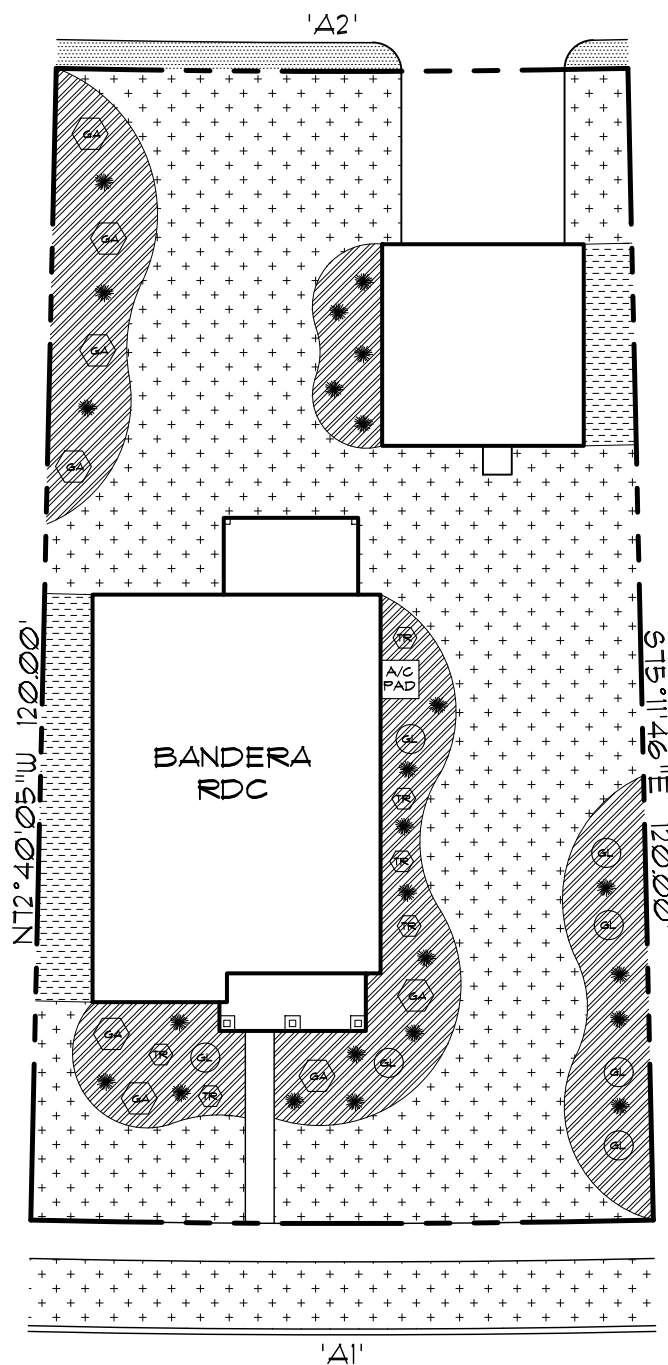
-ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF 6" OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS 6" MIN. SOIL DEPTH WILL CONSIST OF 15% SOIL BLENDED WITH 25% COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP 2" OF THE NATIVE SOIL. THE 6" 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 MORE THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.



Landscape Calculations	Sq. Ft.
Front Sod:	1583.38
Rear Sod:	1818.74
Total Sod:	3402.12
Lot Area Minus Impervious Cover:	5203.50
Sod Percent:	65.38%
River Rock Area:	342.17
Mulch Bed Area:	1460.23
Non-Plant Material Percent:	34.62%

SPECIES	COUNT	SIZE
GLOSSY ABELIA	8	5 gal
GOLD LANTANA	7	5 gal
GULF MUHLY	24	1 gal
TRAILING ROSEMARY	6	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
2712 SAGE RANCH DRIVE

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SUBDIVISION DEERBROOKE, PH.2, SEC. 4		
BUILDER CENTURY COMMUNITIES	DATE 11/18/2020	

THE CANYONS AT DEERBROOKE

BANDERA | PLAN 2094

APPROX. 2109 SQ. FT.

2-STORY | 4-5 BEDROOMS | 2.5 BATHROOMS | GAME ROOM | 2-BAY DETACHED GARAGE

OPTIONS FOR DUAL SINKS IN PRIMARY BATH & BATH 2, BALCONY, COVERED PATIO, 3-BAY GARAGE



ELEVATION A



ELEVATION B



ELEVATION C



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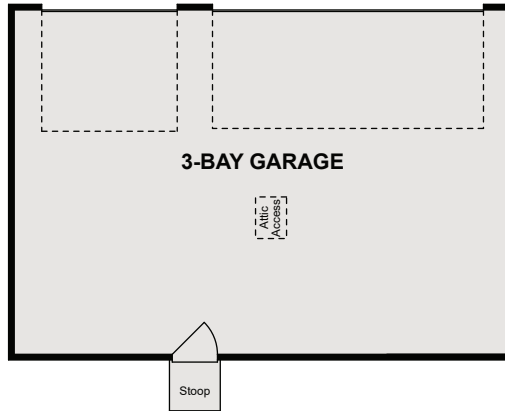
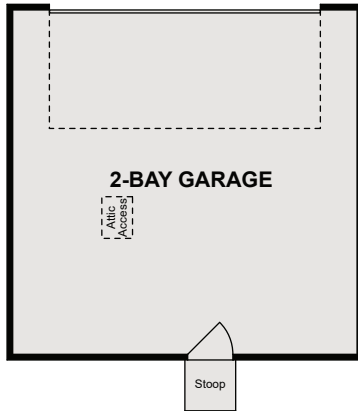
Floor Plan

BANDERA | PLAN 2094

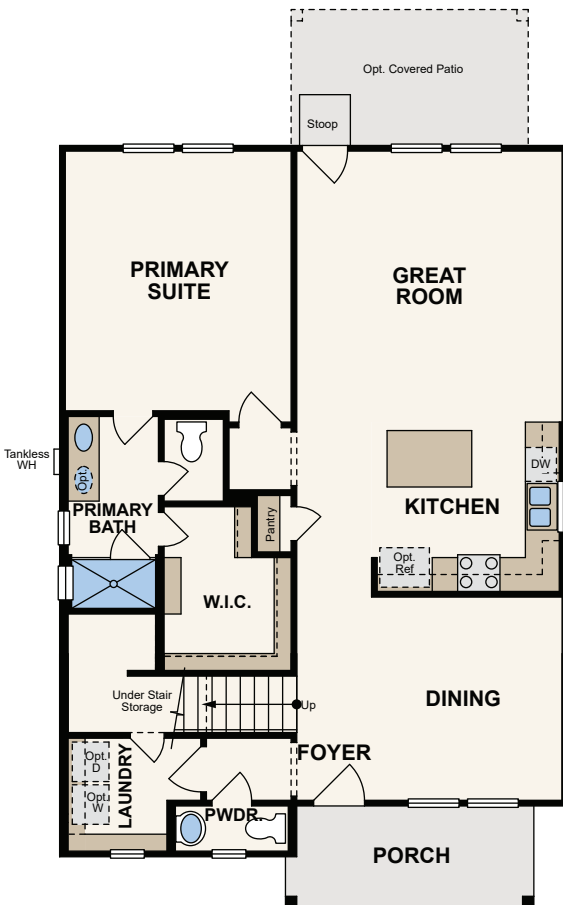
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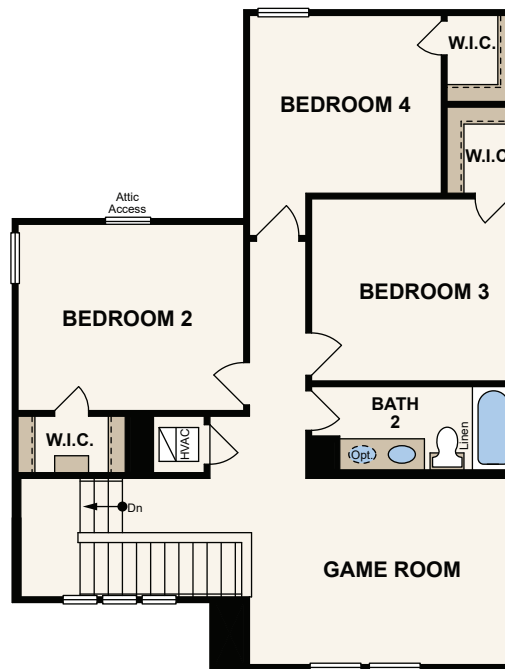
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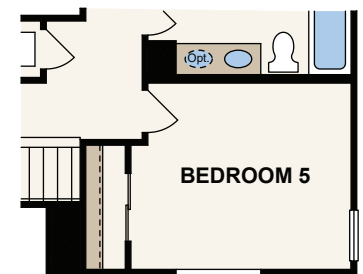
OPT. 3-BAY GARAGE



FIRST FLOOR



SECOND FLOOR



OPT. BEDROOM 5 ILO GAME ROOM



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Deerbrooke 60s Spec Options

Lot/Address: 05A4 2712 Sage Ranch Dr	Type: SPEC	Base House: \$408,990.00
Phase:	Release Date: 20-Oct-2020	Base Lot:
Model/Elev: Bandera () - Bandera 2094	Const. Start Date: 20-Jan-2021	Lot Premium: \$11,000.00
Swing: Right	Permit Date:	Options: \$27,580.00
	Permit No:	Total: \$447,570.00

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

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$11,000.00
2/[2]	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	
3/[3]	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	
4/[4]	STD	XCSFDEERBR60	Deerbrooke 60 Community Specific Features Interior Scheme: Brooks Package II, Exterior Scheme: Stillwater Scheme	1.00 / Each	

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	\$8,500.00
2/[2]	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 2	1.00 / Each	\$1,000.00
3/[3]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,000.00
4/[4]	OPT	XED2868FT1L	Change 2868 Flush Textured Patio door to Full Lite	1.00 / Each	\$180.00
5/[5]	UPG	XENT6F85LT	5 Lite Horizontal Mahogany Entry - 6'8" Stain Color: Black Walnut SW3234, Glass Option: Digital	1.00 / Each	\$950.00

Deerbrooke 60s

Spec Options

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Swing: Right	Permit Date:	Options: \$27,580.00
	Permit No:	Total: \$447,570.00

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
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: Game Room	1.00 / Each	\$600.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
4/[4]	29-Dec-2020	Yes	Yes	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]	UPG	XKITFAUCL2CH	Arbor CH Faucet (7594) at Kitchen	1.00 / Each	\$250.00
3/[4]	UPG	XKITSNK6040	Stainless Steel 60/40 Undermount Kitchen Sink (DS6040)	1.00 / Each	\$100.00
4/[5]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$950.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
5/[5]	05-May-2021	Yes	Yes	Change Order 1	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XFULLMASONC	Full Masonry - Elev C	1.00 / Each	\$1,350.00



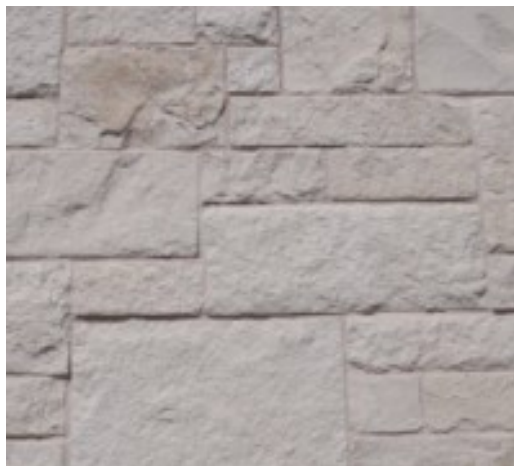
Stillwater Exterior Scheme

A: Light French Gray SW0055 (Exterior Stucco, Horizontal Lap or Smooth Siding)

B: Light French Gray SW0055 (Vertical Siding)

C: Site White SW7070 (Trim)

D: Salty Dog SW9177 (Front Door)



Stone: White 4,6,8 with White Mortar





Date: 12/29/2020

ADDRESS: 2712 Sage Ranch Drive

SUBDIVISION: Deerbrooke 50's & 60's

HOMEOWNER: _____

PLAN/ELEVATION: Bandera - C

SALES COUNSELOR: _____

STILLWATER EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE	Exterior	Cobra Stone: White 4,6,8	*Stone selection applicable to all elevations A, B, & C
STONE MORTAR	Exterior	White	

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Light French Gray SW0055	Low Sheen
SOFFIT:	Sherwin Williams:	Light French Gray SW0055	Low Sheen
STUCCO:	Sherwin Williams:	Light French Gray SW0055	Low Sheen
HORIZONTAL LAP OR SMOOTH SIDING	Sherwin Williams:	Light French Gray SW0055	
VERTICAL BOARD AND BATTEN SIDING	Sherwin Williams:	Light French Gray SW0055	
GARAGE DOOR:	Sherwin Williams:	Site White SW7070	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Site White SW7070	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Site White SW7070	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Site White SW7070	Low Sheen
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	Sherwin Williams:	Site White SW7070	Low Sheen
FRONT DOOR PAINT (Fiberglass only):	Sherwin Williams:	Salty Dog SW9177	Semi Gloss
FRONT DOOR STAIN (Wood only):	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL:	Sherwin Williams:	Black Walnut SW3234	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: _____



COMPLETE PACKAGE

Buyers : _____
 New Home Address: 2712 Sage Ranch Drive
 Plan and Elevation: _____
 Email Address: Bandera - C Elevation
 Contact Phone Number: _____

Brooks Package II

Cabinets	Lexington Grey Wolf (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 Beige 17x17 Standard Level Tile, Laid Straight, Grout:183 Chateau
Utility and Bath Floor Tile	EM Toledo Beige 17x17 Standard Level Tile, Laid Straight, Grout:183 Chateau
Bathroom Wall Tile	EM Toledo Beige 13x13 Standard Level, Laid Straight, Grout: 183 Chateau
Kitchen Backsplash	Logic 3x6 Fawn Gloss, Laid 50% Offset, Grout: Unsanded Frost
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Agreeable Gray SW7029
Interior Trim Paint	Pure White SW7005

**Wood tile flooring option ILO of 17x17:
 EMS Uddo Osaka 8"x24", stagger 30%, Grout: Custom 183 Chateau+**

Buyer 1 Signature: _____ Date: _____
 Buyer 2 Signature: _____ Date: _____
 Century Representative: Christine Greene Date: 12/29/20

Cabinets

Lexington Grey Wolf

Wall and Ceiling Paint

Agreeable Gray

Trim Paint

Pure White

Carpet

Angler's Edge Buff #110 – Level 1

Kitchen Backsplash: Logic Fawn

Gloss 3x6

Toledo Beige

Floor Tile-17x17

Wall Tile 13x13

Kitchen Countertops:

Sparkling White

Wood Tile Flooring Option ILO of 17x17: EMS Uddo Osaka 8"x24", Stagger 30%

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

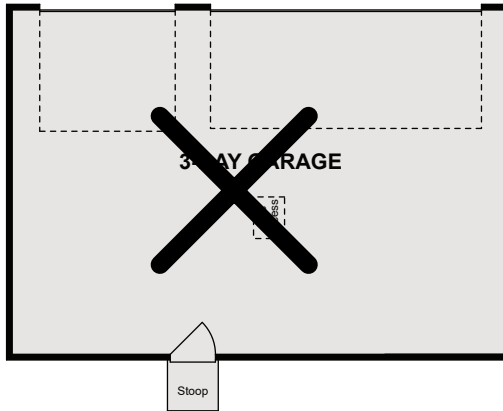
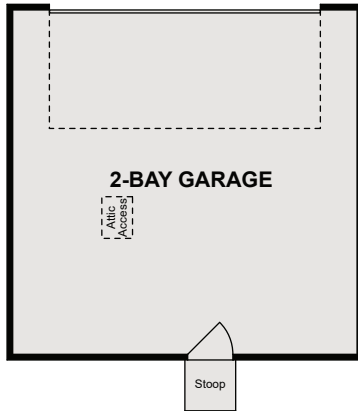
Floor Plan

BANDERA | PLAN 2094

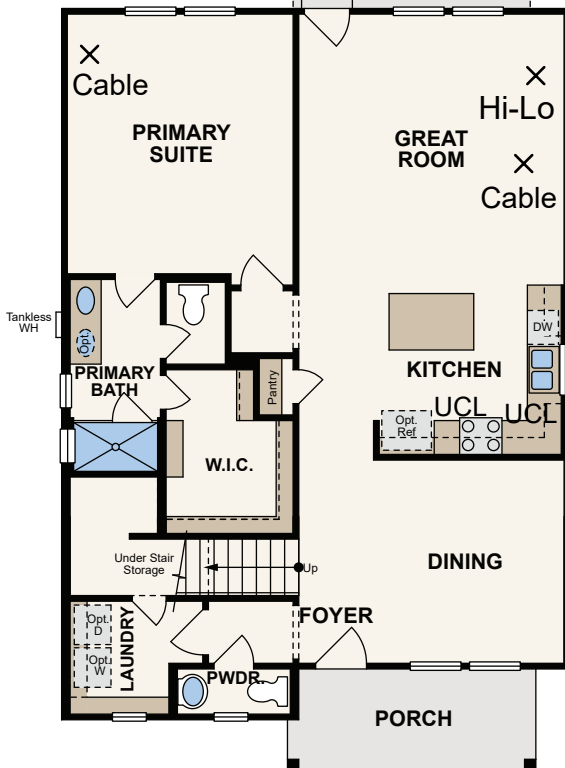
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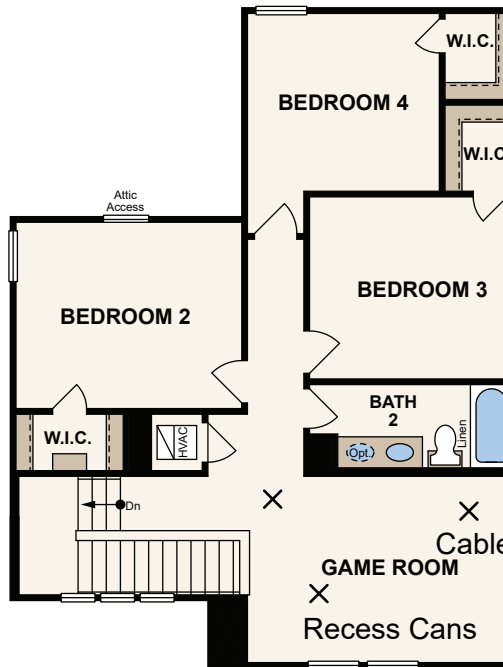
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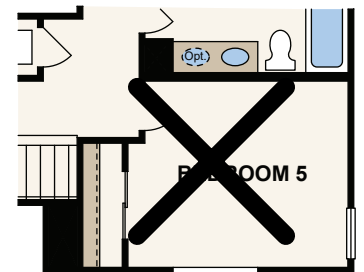
OPT. 3-BAY GARAGE



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SECOND FLOOR



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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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