



CENTURY
COMMUNITIES

LOT 31 HOUSE FILE
1833 TURTLE BAY LOOP
IN CRYSTAL SPRINGS - THE LAKES

HENDERSON | ELEVATION C
4 BEDS | 3.5 BATHS | 2-BAY GARAGE
APPROX 2,521 SQ. FT.



Crystal Springs The Lakes



- 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. 05.17.21



CRYSTAL SPRINGS THE LAKES

HENDERSON | PLAN 2133

APPROX. 2133 SQ. FT. | 2-STORY | 3-4 BEDROOMS | 2.5-3.5 BATHROOMS | GAME ROOM | 2-BAY GARAGE
OPTIONS FOR MEDIA ROOM, SEPARATE GARDEN TUB AND SHOWER AT OWNER'S BATH AND MORE



ELEVATION A



ELEVATION B

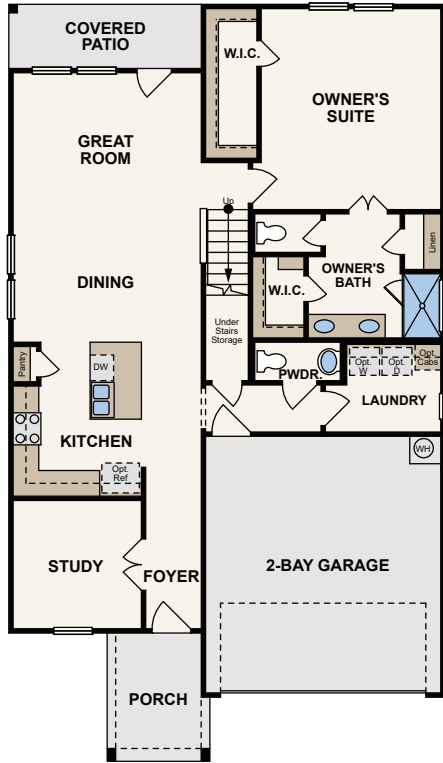


ELEVATION C

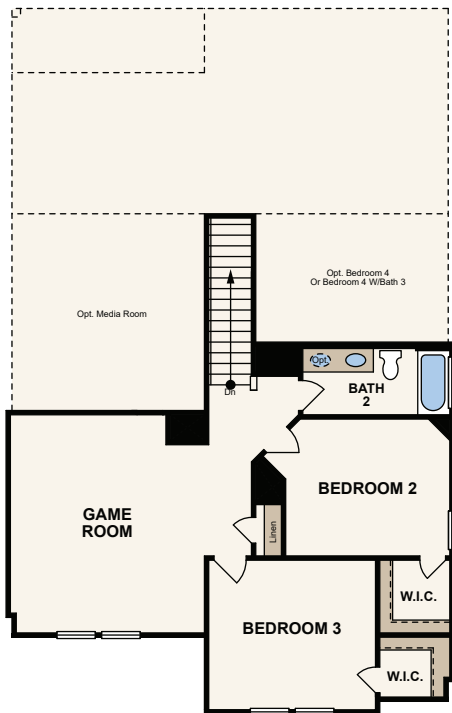


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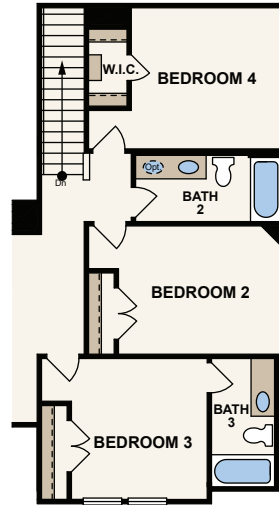
Floor Plans



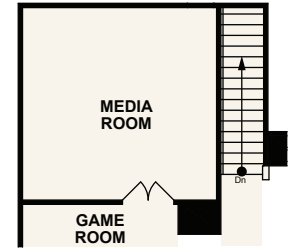
FIRST FLOOR



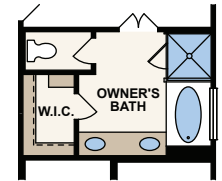
SECOND FLOOR



OPT. BEDROOM 4 W/ BATH 3



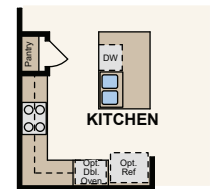
OPT. MEDIA ROOM



OPT. SEPARATE GARDEN TUB AND SHOWER



OPT. BEDROOM 4



OPT. BUILT-IN KITCHEN



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Crystal Springs 50s Spec Options

Lot/Address: 0031	1833 Turtle Bay Loop	Type: SPEC	Base House: \$466,990.00
Phase:		Release Date: 15-Jan-2021	Base Lot:
Model/Elev: Henderson () - Henderson		Const. Start Date: 22-Apr-2021	Lot Premium: \$14,000.00
Swing: Right		Permit Date:	Options: \$64,282.00
		Permit No:	Total: <u>\$545,272.00</u>

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]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$5,600.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	05-Dec-2020	Yes	Yes	Structurals	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]	UPG	XSTAIRIRBAL1	Level 1 Balusters at 2nd Flr (Balcony & Half Wall)	1.00 / Each	\$250.00
3/[3]	OPT	XMEDOPTION	Media Room Option	1.00 / Each	\$22,000.00
4/[4]	OPT	XSTBR4WR3	Bedroom #4 / Bath #3	1.00 / Each	\$22,000.00

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/[7]	CUS	XCUSTOMELEC	Custom Option (Electrical) See In Charge paperwork	1.00 / Each	\$3,205.00
4/[8]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) LVL 2 WOOD LOOK TILE W/ STAGGER - Foyer, Kitchen, Dining, Great Room, Under Stairs, Study, Hall to Laundry, Utility, All Bathrooms	1.00 / Lump Sum	\$7,264.00

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Swing: Right		Permit Date:	Options: \$64,282.00
		Permit No:	Total: <u>\$545,272.00</u>

5/[10]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 5 TILE W/ STAGGER - KITCHEN BACKSPLASH	1.00 / Each	\$777.00
6/[11]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 2 TILE W/ STAGGER - MASTER BATH	1.00 / Each	\$483.00
7/[12]	CUS	XCUSTWALLTIL	Custom Option (Wall Tile) LVL 2 TILE W/ STAGGER - BATH 2 & 3	1.00 / Each	\$741.00
8/[13]	CUS	XCUSTOMFLOOR	Custom Option (Flooring) LEVEL 2 CARPET W/ STND PAD - ALL BEDROOMS + CLOSETS, GAME ROOM, MEDIA ROOM	1.00 / Lump Sum	\$1,837.00



1833 Turtle Bay Loop—SPEC EXTERIOR SELECTIONS

Stone: White 4,6,8

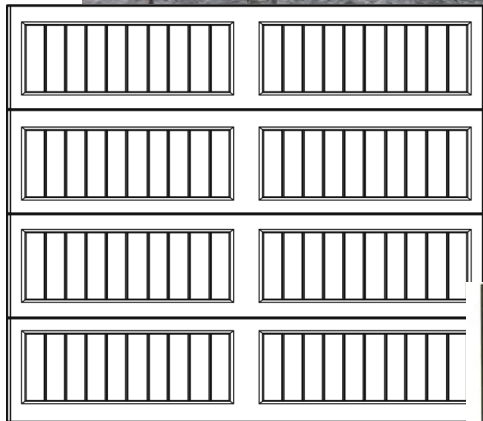


GRECIAN IVORY SW7541
TRIM/FASCIA AND GARAGE

INTELLECTUAL GRAY
SW7045
SIDING



FRONT DOOR:
Six Panel Fiberglass



Sonoma Ranch Garage Door

EXTERIOR STAIN:
Charwood SW3542

Charwood

SW 3542

FRONT DOOR STAIN:
Black Walnut SW3234



1833 Turtle Bay Loop—SPEC INTERIOR SELECTIONS

CARPET



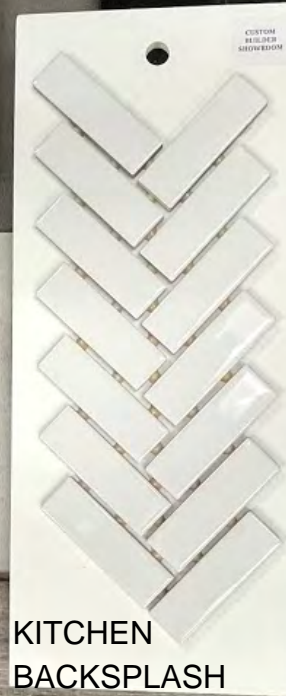
KITCHEN
COUNTERTOP



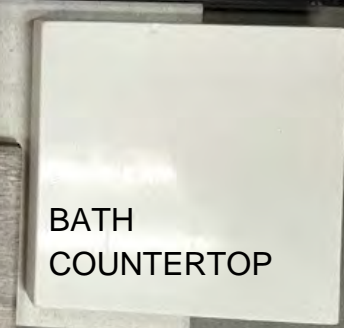
BATHROOMS WALL TILE



KITCHEN
BACKSPLASH



BATH
COUNTERTOP



MAIN FLOORING



CABINETS





Date: 2/23/2021

JOB #: #0031
ADDRESS: 1833 Turtle Bay
SUBDIVISION: Crystal Springs 50s
HOMEOWNER: Spec
PLAN/ELEVATION: Henderson - C
DESIGNER: Kayla Rivers
kayla@flooring.net

REV
3.3.21

PHASE 1 - COLOR & FINISH SELECTIONS

MASONRY

STONE Exterior Cobra: White 4,6,8
STONE MORTAR Exterior White

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
SOFFIT:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
STUCCO/SIDING:	Sherwin Williams:	Intellectual Gray SW7045	Low Sheen
GARAGE DOOR:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
TRIM @ WINDOWS:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Grecian Ivory SW7541	Low Sheen
FRONT DOOR GEL STAIN:	Sherwin Williams:	Black Walnut Gel Stain SW3234	Semi Gloss
EXTERIOR STAIN DETAIL	Sherwin Williams:	Charwood SW3542	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-	Herringbone	Standard
Downspouts:	5" Front Elevation Only -	Herringbone	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 #: #0031
ADDRESS: 1833 Turtle Bay
SUBDIVISION: Crystal Springs 50s
HOMEOWNER: Spec
PLAN/ELEVATION: Henderson - 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" Double Doors: 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
Bath 3:	Moen Mason	Chrome	TOWEL RING - YB8094CH/YB8000CH
Powder:	Moen Mason	Chrome	TOWEL RING - YB8094CH/YB8000CH

CABINETS

	BRAND	WOOD	STYLE	COLOR	NOTES
Kitchen:	Kent Moore:	Painted	Groveland #18	Capuccino Brown	42" Uppers STND
Kitchen Island:	Kent Moore:	Painted	Groveland #18	Capuccino Brown	36" lower STND
M. Bath:	Kent Moore:	Painted	Groveland #18	Capuccino Brown	36" Vanity STND
Bath 2:	Kent Moore:	Painted	Groveland #18	Capuccino Brown	32" Vanity STND
Bath 3:	Kent Moore:	Painted	Groveland #18	Capuccino Brown	32" Vanity STND

COUNTERTOPS

	MATERIAL	COLOR	EDGE	SPLASH
Kitchen:	Quartz	Frost White	3CM	Tile Splash
Kitchen Island:	Quartz	Frost 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
Bath 3:	Venetian Marble	Polar White	1.5CM	4" VM Splash

APPLIANCES - GAS COMMUNITY

	BRAND	MODEL	COLOR	DESCRIPTION
Range:	Whirlpool:	WEE730H0DS	Stainless	5.8 Cu. Ft. Smart Slide-in Gas Range With Ez-2-lift™ Hinged Cast-iron Grates
Microwave	Whirlpool:	WMH31017HS	Stainless	1.7 Cu. Ft. Microwave Hood Combination With Electronic Touch Controls
DISHWASHER:	Whirlpool:	WDTT920SADM	Stainless	Dishwasher With Fan Dry - Stainless Steel

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:	Moen	Eva T62133EP+2510	Chrome	Tub/Shower Faucet
Bath 3 Vanity:	Moen	Eva #6410	Chrome	4" Centerset
Bath 3:	Moen	Eva T62133EP+2510	Chrome	Tub/Shower Faucet

SINKS:				
Kitchen:		DS 5050	Stainless	50/50
M. Bath Vanity:		US1714 X2	White	Oval
Bath 2 Vanity:		US1714	White	Oval
Bath 3 Vanity:		US1714	White	Oval

TUBS:				
Bath 2:		Proflo PFB14		
Bath 3:		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		
Bath 3:		Vortens Medalist EL HET V3151-3486 Elongated toilet		
Poder:		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		

TRIM - INTERIOR

Stairs:	Standard Per Plan
Wall Rail:	Oak Breadloaf Profile - 6010 w/ Oval Rosettes Standard to Plan
Balusters:	Lvl 1 balusters at 1st and 2nd floor (added with sales) Versatile Metal Black

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
Bath 3:	42" High, Polished Edge
Powder:	Octagon

FLOORING

	DISTRIB.	MANUF.	STYLE	NOTES
Wood Look Tile:	Floor King	Shaw	Ventura Ash 7x22 - Mapei 11 Sahara Beige	Random stagger, Laid front to back LVL 2
Locations:	Foyer, Kitchen, Dining, Great Room, Under Stairs, Study, Hall to Laundry, Utility, All Bathrooms			
CARPET:	Floor King	Shaw	Milton House Dolphin	LVL 2
Carpet Pad:	Sage 3/8"-STND			
Locations:	Stairs, Landing, All Bedrooms+Closets, Media Room, Gameroom			

WALL TILE

	DISTRIB.	MANUF.	STYLE/COLOR	SIZE	NOTES	GROUT
Kitchen Splash Field:	Floor King	DT Color Wheel	Artic White Gloss	Herringbone	LVL A	Mapei 93 Warm Grey
Kitchen Trim:	Painted Edges					
Bath 2 Vanity Splash:	4" Venetian Marble Splash - Polar White					
Bath 2 Field:	Floor King	Shaw Serenity	Light Gray	12x24 - Laid hrz	30% stagg LVL 2	Mapei 93 Warm Grey
Bath 2 Soap Dish:	Cut tile corner shelf @ 48" AFF					
Bath 2 Trim:	Painted Edges					
Bath 3 Vanity Splash:	4" Venetian Marble Splash - Polar White					
Bath 3 Field:	Floor King	Shaw Serenity	Light Gray	12x24 - Laid hrz	30% stagg LVL 2	Mapei 93 Warm Grey
Bath 3 Soap Dish:	Cut tile corner shelf @ 48" AFF					
Bath 3 Trim:	Painted Edges					
M. Bath Vanity Splash:	4" Venetian Marble Splash - Polar White					
M. Bath Field:	Floor King	Shaw Serenity	Light Gray	12x24 - Laid hrz	30% stagg LVL 2	Mapei 93 Warm Grey
M. Bath Shower Floor:	Acrylic Pan					
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* _____

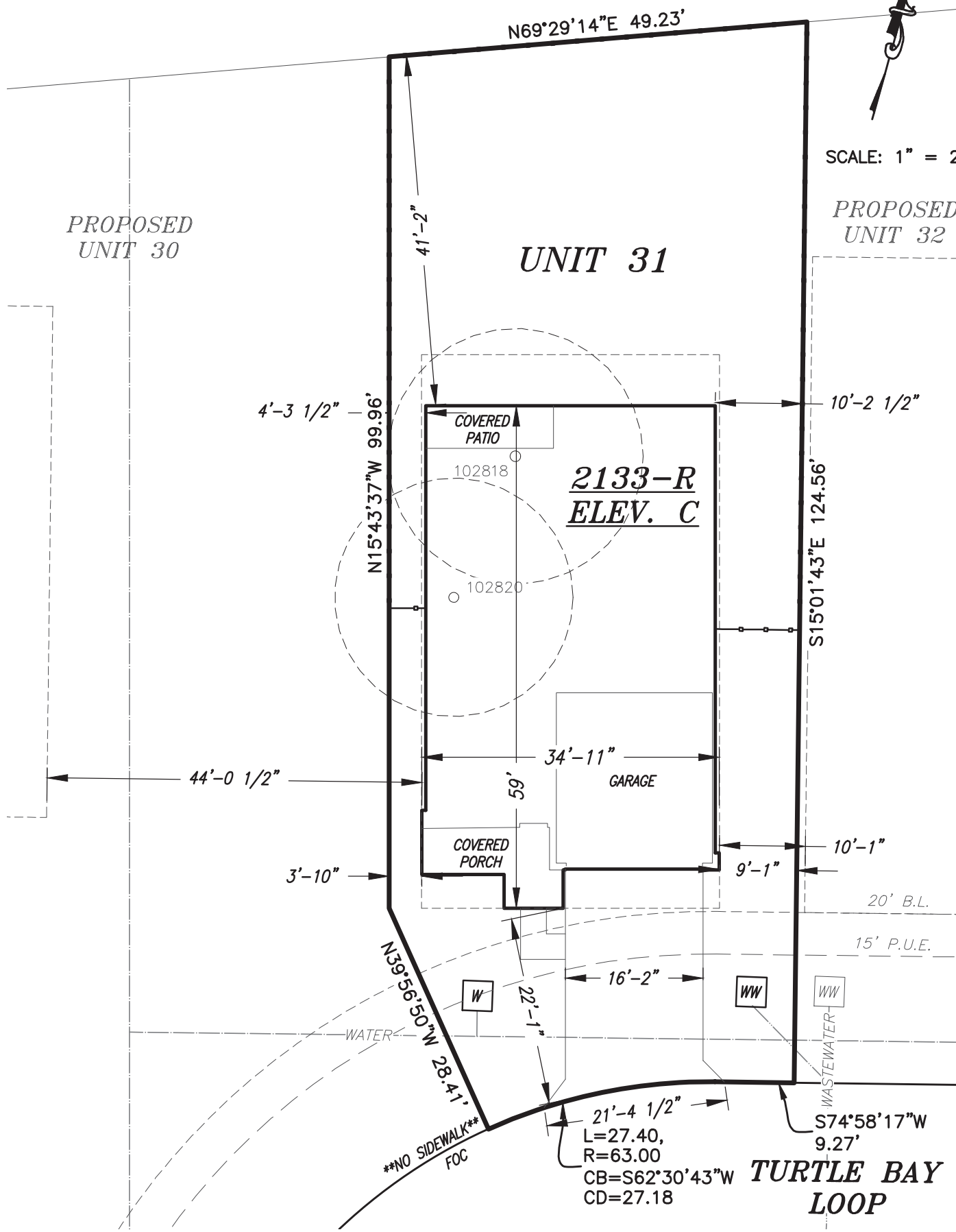
A CALLED 2.47 ACRE TRACT
PREMAS GLOBAL LEANDER 1, LLC.
DOC. NO 2009008606 (O.P.R.)

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
102818	15" OAK MULTI (REMOVE)
102820	14" OAK MULTI (REMOVE)



LOT AREA: 5870 sq. ft.

FENCE LENGTH: 200 feet

TOTAL SOD: 487 sq. yds.
Rear sod area: 367 sq. yds.
Front sod area: 120 sq. yds.

FLAT WORK: 457 sq. ft.

LOT IMPERVIOUS COVER: 2157 sq.ft.(37%)
House imp. cover: 1700 sq. ft.
Driveway imp. cover: 416 sq. ft.
Entry walk imp. cover: 25 sq. ft.
A/C pad imp. cover: 16 sq. ft.
Sidewalk imp. cover: - sq. ft.

ADDR: 1833 TURTLE BAY LOOP

CITY: LEANDER STATE: TEXAS

PLAN: 2133-R (HENDERSON) ELEV: C

UNIT: 31 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

BUILDER SHALL VERIFY ALL DIMENSIONS, BUILDING SETBACKS AND EASEMENTS AND VERIFY BUILDING PLACEMENT FOR COMPLIANCE WITH EXISTING ORDINANCES AND RESTRICTIONS. THIS PLOT PLAN HAS BEEN DRAFTED BASED ON INFORMATION SUPPLIED TO SURVEYOR BY 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

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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