

SOLARA

AT HIGHLAND HORIZON

Pre-selling new construction solar powered Net-Zero town homes at Solara at Highland Horizon! Solara at Highland Horizon is a premier gated community of 16 thoughtfully and environmentally designed solar & Net-Zero town homes! Located in the heart of lush Texas Hill Country just northwest of Austin in Round Rock, Solara at Highland Horizon is surrounded by established high-end single-family neighborhoods, as well as many close-by national retail, restaurant, entertainment, and employment centers. It is within 1 mile of the intersection of toll road 45 & Mopac Expressway, with easy access to everything, including downtown Austin. It is only minutes from The Domain, a retail mecca with over 100 upscale retail shops and restaurants. Located in the acclaimed Round Rock ISD and minutes from Concordia University and the Cypress Creek campus of Austin Community College, Solara at Highland Horizon provides educational opportunities for all family members. There is an interconnecting trail system around Brushy Creek Lake Regional Park that also runs through the neighboring Avery Ranch and Northwoods communities where residents can hike, bike or take a leisurely stroll. There are also many neighborhood parks and natural areas to enjoy. Solara at Highland Horizon is the embodiment of a great location for a productive, safe and healthy lifestyle. Solara at Highland Horizon features well-crafted floor plans with attached garages, beautiful stone and stucco exteriors, private & fenced rear yards, great curb appeal, solar panels on all roofs, and energy efficient fixtures and appliances. At Solara your family will get the benefits of Hill Country living, upscale shopping, dining and entertainment, great transportation options, a top-rated school district, amazing natural amenities, and energy efficiency, all in one of the most desirable areas of Texas! Office and full bath on first floor! Groundbreaking scheduled for July 2023. Completion of first units December 2023!



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SOLARA TOWNHOME SPECIFICS

Exterior Features

- Front elevation masonry exterior similar to rendering
- Landscaping package with sod at front & rear yard
- One Tree in Backyard
- 1 Front and 1 rear GFI outlet
- Durable insulated metal garage doors
- Concrete flatwork for patio, front porch and driveway
- 8' Tall Double Entry Door with partial, etched glass
- HOA maintains front and side yards
- Rainwater harvesting irrigation system in rear yards*** if allowed by TCEQ

Interior Features

- Orange Peel texture on all sheet-rocked walls and ceilings: Type "X" Drywall throughout
- 15" X 30" ceramic tile floors will cover the first floor: foyer, living room, family room, dining room, and kitchen
- Bedrooms & Family room: Ceiling fans
- Plush carpet in 2nd floor bedroom, hallway and on loft; 3rd floor staircase with 1/2 in. pad

Master Bedroom Features

- 6' sliding glass door with balcony 36" x 72" (+/-)
- Raised Ceiling (Follows roof line)
- 2-person 48" x 60" (+/-); Large walk-in shower with 12" Bench (Tile to Ceiling)
- Large walk-in closet with 36' of Rod length
- 3-Panel Craft Style Door

Security Features

- Deadbolts on front and back doors
- Smoke alarms and carbon monoxide detectors as per the plan
- Ring Door Bell with Camera at entry door and two exterior cameras with motion detectors

Bath Features

- 36" wide vanity cabinets in bathrooms with makeup seat
- Ceramic tile shower with the separate glass enclosure in master bath
- Ceramic tile floors in master bath & hall bath (from floor to ceiling)
- Tub with ceramic tile walls in hall bath
- 36" mirrors above bathroom vanities in each bathroom sink

Bath Features (continued)

- Low Flow Water-Saving Feature at all toilets (Dual-Flush Options)
- Black Pearl Granite counter tops in all baths with integral wave under mount sinks
- Water-saving plumbing fixtures in all baths

General Construction Features

- 1-year full-service warranty provided by the builder
- 10-year structural prorated warranty
- Masonry exterior: Stone, Stucco, Hardboard trim
- Post-tension concrete slab
- Individually designed and engineered slab system of 3,000 PSI concrete
- PEX water lines
- All copper electrical wiring
- All cabinets are solid wood and plywood
- Roof decking with expansion clips
- Metal drip edge on roof, aluminum gutters
- Hardie Plank soffit & fascia at exterior
- Low VOC paint and caulk
- Welded Iron for First Floor staircase railing
- 5 1/4" inch white pine trim baseboard
- Hose bibs at the front and rear of the house
- Welded Iron Fence with cedar wood center panes



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General Construction Features (continued)

- 30-year GAF fiberglass roof shingles
- First floor ceiling height is 9 ft, Second Floor ceiling height is 8ft. Loft area ceiling height is 7ft to 9ft (+/-); The ceiling height slopes to follow the roof line.
- 2nd-floor stair has a half wall with an oak cap
- Carpet + Pad on 2nd floor, and 3rd Floor
- Hardwood floors are optional

Energy Features

- NET-ZERO Ratings through design, testing, and approval
- 7.2 KW Solar Panels and EV Charger in Garage are included with each home
- Whole House "Rhino Max Flow" Water Filtration System by Aquasana
- 50 Gallon "Hybrid" Hot Water Heater
- Three-Panel Grand Sliding Door at Great Room (12' x 8' tall)
- Blown-In fiberglass insulation throughout exterior walls
- Jeld-Wen brand double-pane insulated windows throughout (U = .28)
- Blown-In foam insulation in the attic
- R-6 insulated flex duct for HVAC in attic spaces

Energy Features (continued)

- Carrier 16-SEER high-efficiency Heat & AC system
- Perimeter of foundation shall be caulked at exterior walls
- Sealant installed around all exterior windows, doors, and electrical boxes
- Programmable digital display setback thermostats
- Energy-Star rated electric appliances by Whirlpool: Microwave, Dishwasher, Range with Glass Top
- Water-Saving Plumbing fixtures: Dual-Flush
- LED Light Bulbs and Fixtures
- Kitchen and Bath Cabinets are solid-wood, plywood (No chip board)
- 4-ceiling fans
- Federal Energy Tax credit

Kitchen Feature

- Shaker-style MAPLE cabinetry with hidden hinges & adjustable shelving in wall cabinets
- Choice of dark wood, light wood, or 5 other stain colors
- Recess lighting in kitchen
- Whirlpool slide-in electric oven/range (Made in America)

Kitchen Features (continued)

- Combination of microwave with vented hood
- Whirlpool Dishwasher - Energy Star Rated
- Tile backsplash
- One Standing Pantry
- 15" x 30" ceramic tile floor in kitchen & breakfast
- Stainless steel single (+/- 30" x 15" x 8") double bowl sink with Moen single lever faucet
- Granite Stone countertops
- Garbage Disposal
- Three decorative lights over bar area

Optional Features

- Solid wood OAK hardwood floors on 2nd and 3rd floors
- Custom and/or exotic granite kitchen countertop (Three colors are standard)

Communication Features

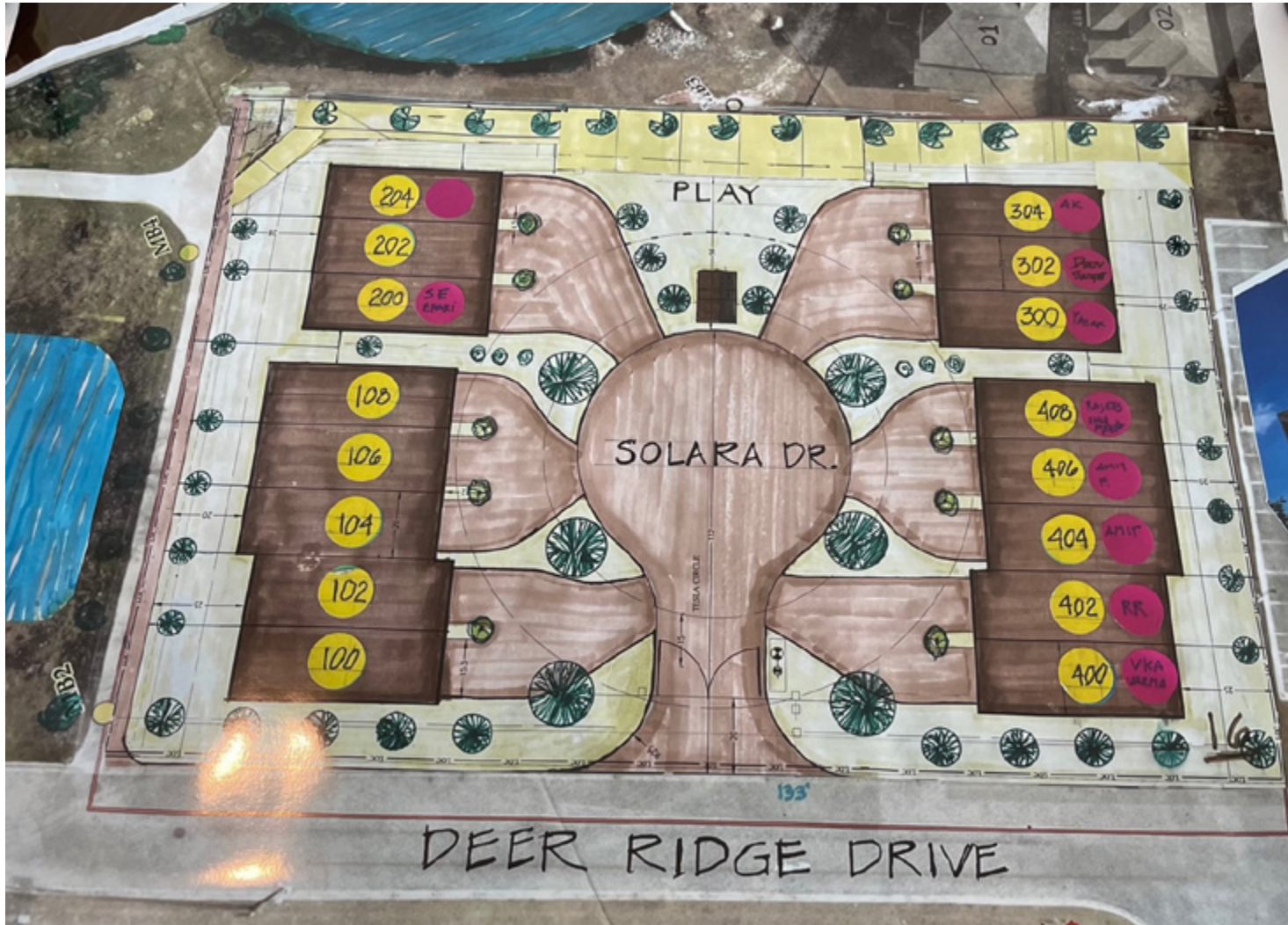
- Pre-wired for 3RG-5 coaxial cable outlets
- Pre-wired for 3 Category 5 outlets



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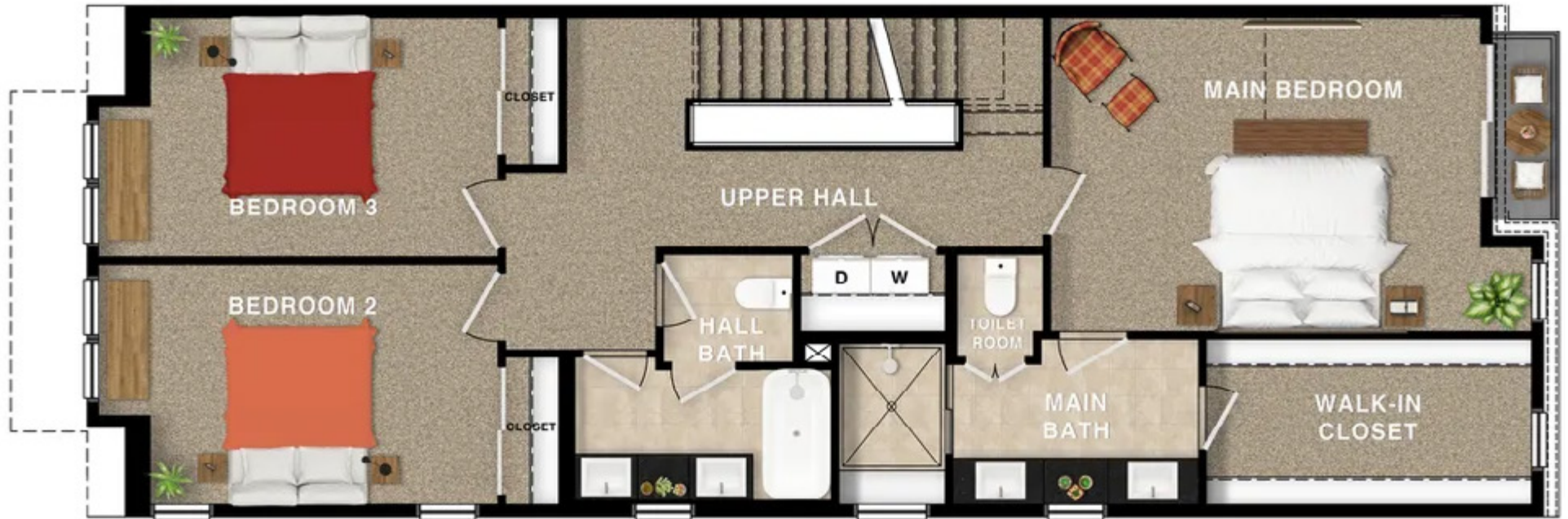
1ST FLOOR PLAN END UNIT



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2ND FLOOR PLAN END UNIT



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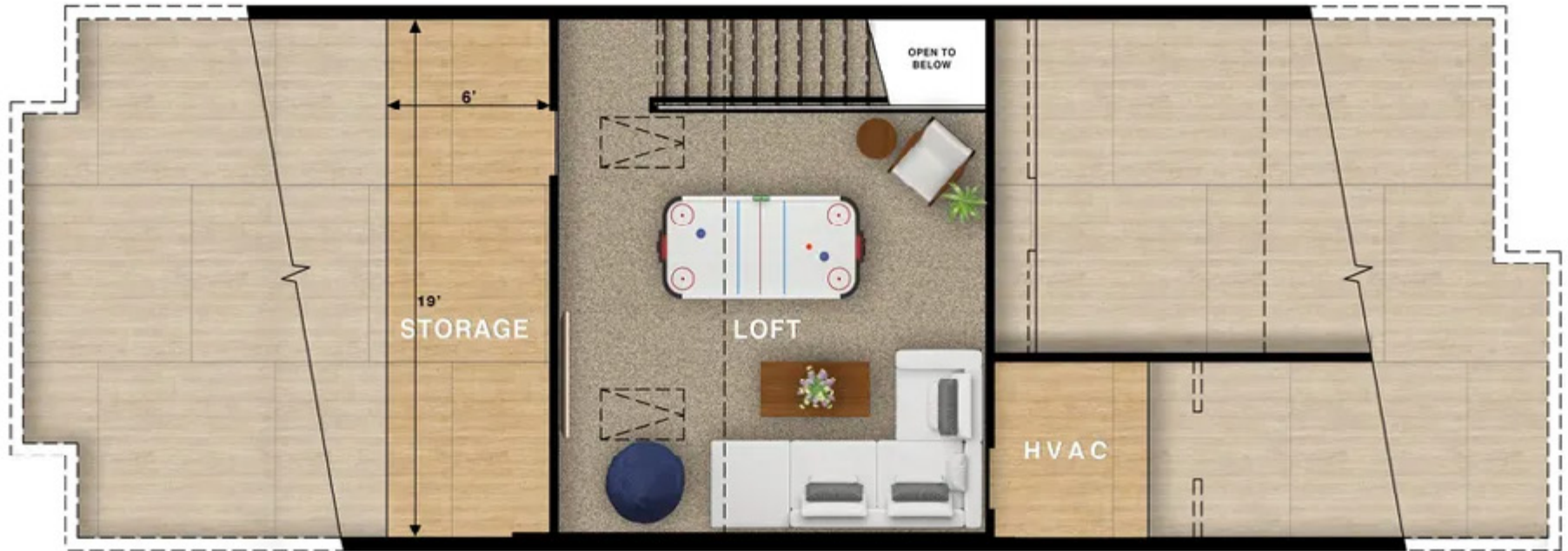
1ST FLOOR PLAN INTERIOR UNIT



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LOFT PLAN INTERIOR UNIT



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INTERIOR UNIT TOWNHOME



FIRST FLOOR
NOT TO SCALE



SECOND FLOOR
NOT TO SCALE



ATTIC/LOFT FLOOR
NOT TO SCALE

1. FIRST FLOOR AREA = 902 GSF
2. SECOND FLOOR AREA = 1,022 GSF
3. TOTAL FLOOR AREA w/o OPT'L LOFT = 1,824 GSF
4. OPTIONAL LOFT AREA = 776 GSF
5. TOTAL FLOOR AREA w/ OPT'L LOFT = 2,600 GSF
6. OPTIONAL LOFT INCLUDES (7) SKYLIGHTS & CARPET FLOORING
7. REAR YARD DEPTHS VARY BETWEEN APPROXIMATELY 16' - 25'
8. PLANS SUBJECT TO ADJUSTMENT, SEE FINAL SET OF PLANS FOR CHANGES.

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END UNIT TOWNHOME



1. FIRST FLOOR AREA = 823 GSF
2. SECOND FLOOR AREA = 1,093 GSF
3. FINISHED ATTIC/LOFT AREA = 327 GSF
4. TOTAL FLOOR AREA = 2,243 GSF
5. ATTIC/LOFT INCLUDES (2) SKYLIGHTS & CARPET FLOORING
6. REAR YARD DEPTHS VARY BETWEEN APPROXIMATELY 15' - 25'
7. PLANS SUBJECT TO MINOR CHANGES & ADJUSTMENT. SEE FINAL DRAWINGS.

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