



# University Park

1000 - 1008 Concordia Ave., Austin, TX 78705  
Starting in the \$700's




- Just minutes to the Medical Center and UT Stadium
- Convenient to theatres, museums, bars and restaurants that give Austin its distinctive flavor
- Expansive rooftop terraces designed for outdoor living
- 2 car garages for convenient parking
- Fully maintained landscaping throughout
- 5 unique floor plans that combine contemporary architecture with high end interiors
- Chef inspired kitchens and entertainment centric floor plans
- Customize design packages to your personal style

## For More Information

**Wendy Feeley**

*Sales Consultant*

Model: 1301 Town Creek Dr. Unit 1

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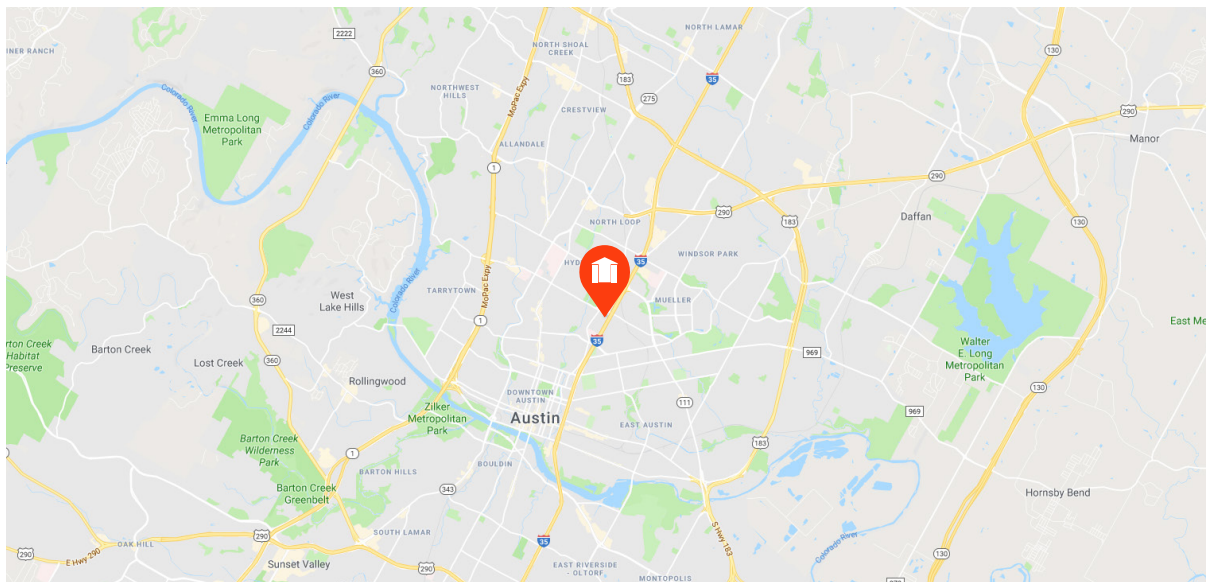
Please call/email to schedule an appointment

## Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

## Location





## University Park Features

### Elegant Exteriors

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- Custom designs from InTown Homes architects
- Modern designs
- **Eight-foot entry door**
- Gutters included
- Brick / fiber cement siding exterior
- 2-car garage with additional storage shelf
- Professionally designed landscape package
- Energy efficient, double pane windows with Low-E insulated glass
- Modern exterior coach lighting

### Inspiring Interiors

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- Wood floors throughout home
- Wrought iron spindles
- Six inch base molding throughout home
- Eight-foot 3 panel interior doors
- Stairways include engineered wood
- Ceiling fan in living room and Master
- All bedroom light fixtures box and blocked for up to 11ft. ceilings
- 10ft. & 11ft. ceilings (per plan)
- Fireplace included - LED Flush Mount

### Luxurious Master Suites

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- Ceramic tile floors and shower surrounds
- Free Standing Soaking Tub
- Oversized glass enclosed shower
- Dual vanities
- **LED mirrors**
- Oversized walk-in closets

### Gourmet Kitchens

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- Spacious gourmet kitchens
- **Quartz** countertops
- 42-inch cabinets
- **Bosch Stainless** 36" cooktop
- **Bosch Stainless** single oven
- **Bosch Stainless** microwave drop door
- **Bosch Stainless** fully integrated dishwasher
- **Bosch Stainless** vent hood
- Under mount sinks with garbage disposal
- Ceramic backsplash
- Insinkerator 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting
- Self closing drawers

### Quality Construction

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- Austin Green Build
- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room & gameroom
- Engineered fire sprinkler on each floor
- Pre-wired WiFi extender per floor
- Pre-wired for key pad in Master
- Pre-wired for speakers on balcony
- Pre-wired for camera front and garage

Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. \*Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017





## Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- **Tank less** water heaters
- **Air Renew Drywall** provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- **TYPART™** weather barrier system
- **Mitsubishi High Static Ducted Single Zone System**
- Programmable thermostat
- Low-E double pane energy efficient vinyl windows
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Sherwin Williams Low VOC paint
- **Hansgrohe** plumbing package throughout
- Garage door opener with 2 remotes

## Building Partners



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# 1002 Concordia

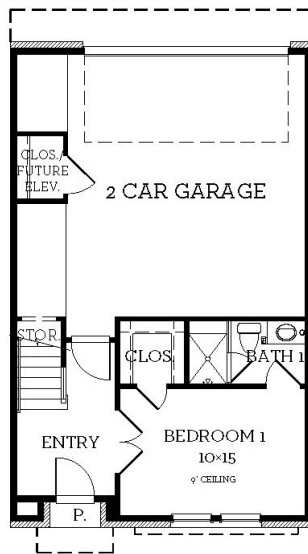
💰 \$799,000

🛏 3 Bedrooms

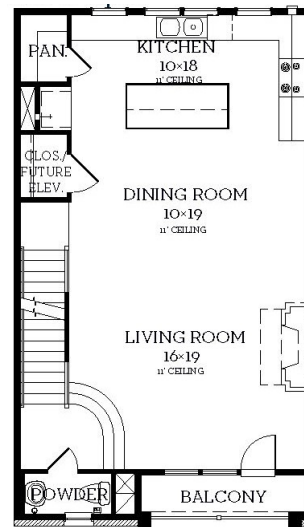
🚿 3.5 Bathrooms

📏 2,173 sqft

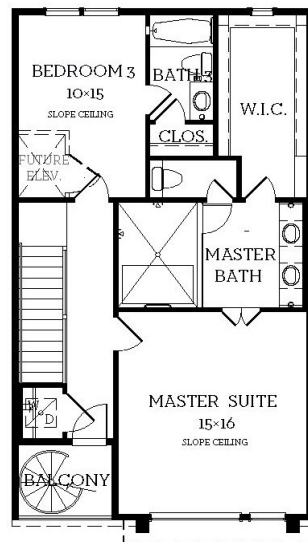
- Open concept living and dining room on second floor
- Large Master walk-in closet
- Beautiful sky terrace with incredible views
- Elevator included



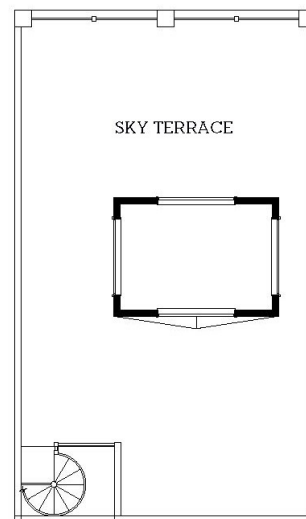
**First Floor**  
379 sqft



**Second Floor**  
928 sqft



**Third Floor**  
866 sqft



**Fourth Floor**  
Rooftop

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