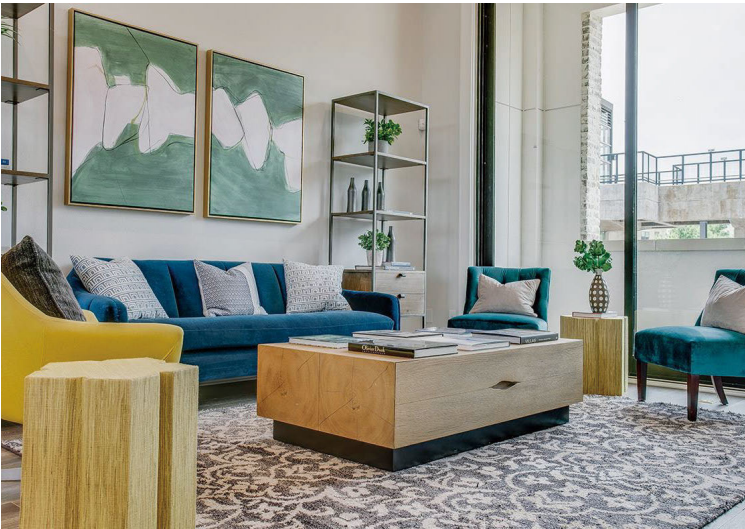




PHASE II

2701 Sunridge Drive, Austin TX 78741
From \$650,000 - \$950,000



- 2,000 – 3,200 square foot plans that combine contemporary architecture with high end interiors
- Chef inspired kitchens and open floorplans are perfect for entertaining
- Park-like atmosphere surrounded by trees with fully maintained landscaping
- Community Park with view of downtown skyline
- Just minutes to Downtown and South Congress, for shopping, restaurants, and entertainment
- Convenient location with easy access to Hwy 35, Hwy 71, Hwy 183, and only 5 minutes to Airport

For More Information

Contact: **Jenny Price**

Model: 2701 Sunridge Drive, Austin TX 78741

 737-205-0030 Office 310-880-9936 Cell

 JennyP@intownhomes.com

Please call or email for an appointment

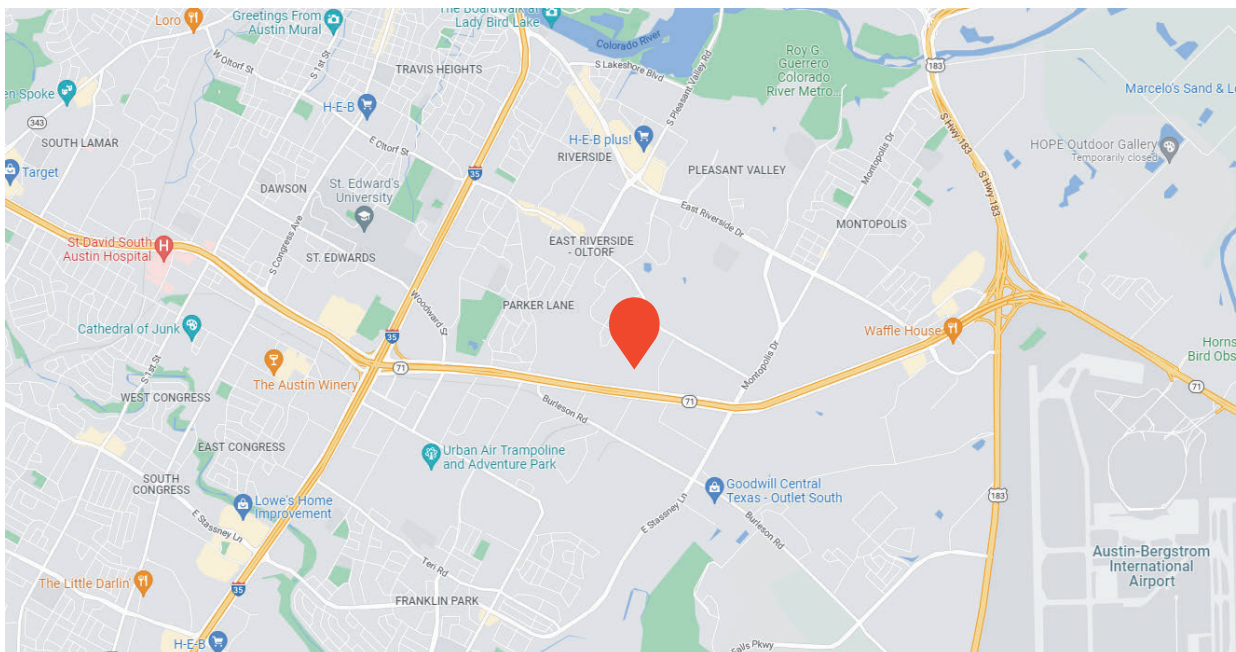
INTOWN
— HOMES —

Site Plan



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

Location



Custom Features

Elegant Exteriors

- Custom Designs by Nationally Renowned Architects
- Modern Designs
- Covered Patios and Balconies
- Gutters Included
- SHERWIN-WILLIAMS Exterior Paints
- Eight Foot Front Doors with Obscured Glass
- KWIKSET Halifax Front Door Handlesets (per plan)
- 2 Car Garages
- Garage Door Openers with Dual Remotes
- Professionally Designed Landscaping
- Fully Sodded Backyards (per plan)
- Community Sprinkler Systems
- Four Foot Wrought Iron Fencing To Rear Corners of home (per plan and lot)
- Composition Shingle or TPO roofs (per plan)
- Anderson Energy Efficient Double Pane Wood Clad or Vinyl Windows with Low-E Insulated Glass
- Base Framing Treated with Borate for Termites
- TAEXX Pest Control Tubing in Framing for Optional Pest Service from HomeTeam Pest Defense
- Contemporary Coach Lighting
- 2 Exterior Outlets and 2 Hosebibs
- Gas Stub Out on Balcony (per plan)

Inspiring Interiors

- Minimum 11 Foot Ceilings in main living area
- Anderson large windows throughout, light and bright
- Wood Flooring throughout
- 10 Foot Anderson Sliding Doors to Patios (per plan)
- 8 Foot Interior Doors
- Modern Wrought Iron Spindles on Stairways and Balconies
- SHERWIN-WILLIAMS Interior Paint Selections
- Six inch Base Moldings
- Designer Lever Hardware on Doors
- Fireplaces (per plan)
- Wall Conduits for Flatscreen TV's in Master and Living Room
- Floor Plugs in Living Room so Furnishings can Float in the Room
- Ceiling Fans in Master and Living Room, all bedrooms boxed and wired for ceiling fans
- Optional Elevators (per plan)

Gourmet Kitchens

- Spacious Open Gourmet Kitchens with Quartz Countertops
- Contemporary 42" Full Overlay Cabinets with Soft-Close Drawers and Pull-Out Trash Drawers
- Stacked cabinets are an upgrade and must be requested before frame stage
- Contemporary Natural Stone and Tile Backsplashes
- Luxury Appliance Package Includes:
- Bosch 36" Five Burner Gas Cooktop
- Bosch Contemporary Venthood
- Bosch Stainless Single Oven
- Bosch Stainless Microwave Drop Door
- Bosch Stainless Fully Integrated Dishwasher
- Single Compartment Under-mount Sinks
- 1/3 Horsepower Garbage Disposals
- Ice Maker Connections for Refrigerators
- Recessed Can Lights with LED Bulbs
- Under Counter Lighting
- HANSGRÖHE Faucets with Sprayers

Luxurious Master Suites

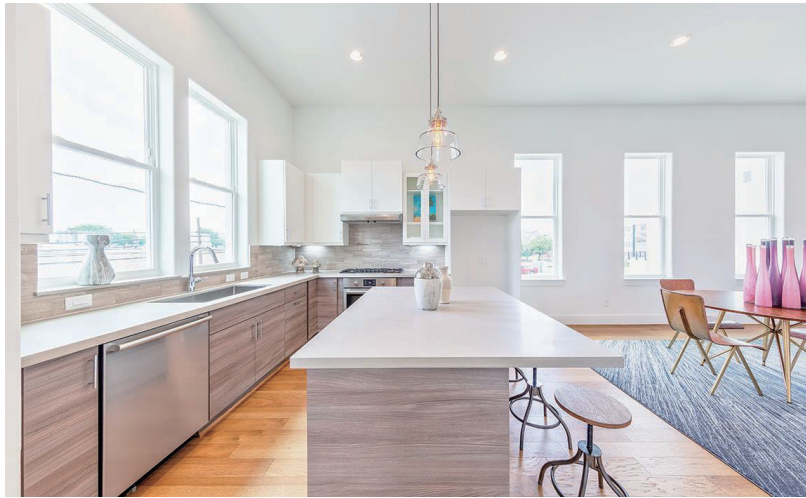
- Modern 12x24 Tile Floors and Surrounds (Natural Stone per plan)
- Contemporary Cabinetry
- Dual Vanities
- Framed Mirrors
- Quartz Counters with Rectangular Under-mount Sinks
- HANSGRÖHE Contemporary Chrome Plumbing Fixtures
- Shower head and Hand-Held Sprayers in all Baths
- Luxurious Free Standing or Soaking Tub
- Oversized Glass Showers with Seats and Mudset Floors
- Frameless glass shower enclosures are an upgrade and must be requested before sheetrock stage.
- Oversized Walk-in Closets

Quality Construction

- Five-point extensive inspection process: structural, frame, exterior, air filtration, and quality assurance
- Engineered, Certified and Inspected Foundations
- Engineered Flooring Systems
- Full Security Systems with 2GiG Home Automation Capability
- RG6 Digital Coax Cable for Cable and Internet
- CAT5 Wiring for Phone and Home Internet
- Pre-wired for Surround Sound in Living and Game Rooms

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. All Rights Reserved. ©InTown Homes 2022





Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip Program Meets and Exceeds the New International Energy Code Standard
- R-19 Insulation
- 2 x 6 Exterior Walls increase structural rigidity
- R-38 Insulation in Attic Spaces (per plan)
- Insulation Around Powder and Utility Rooms
- Mold-Resistant Drywall provides mold and moisture resistance in home while removing VOCs (Volatile Organic Compounds)
- Dual Flush, Elongated Toilets in every Bath
- Tankless Hot Water Heaters
- TYPAR Weather Barrier Systems
- Hansgrohe Plumbing Package
- LENNOX XC16 16 SEER HVAC System with Two-Stage Condenser. Runs longer on low speed for increased efficiency and humidity control.
- LENNOX Harmony III TM Zone Systems allow customization of temperature in separate zones
- High Performance Media Air Filter-Merv 10
- Programmable Thermostats
- Radiant Barrier Attic Sheathing (per plan)
- Low-E Double Pane Energy Efficient Windows
- Energy Star Rated BOSCH Appliances
- LED Recessed lighting throughout
- Duct Blaster and Blower Door Testing on Each Home
- Low VOC Interior Paints

Building Partners



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