

THE COLONY-DRISCOLL BLUFFS

The Heritage Premier Series



SITTERLE HOMES

80' Homesites

FLOOR PLAN	SQ.FT	BED	BATH	GARAGE	ELEVATION PRICING		
CHARLESTON	2,824	4	4	3	A- \$683,000	B- \$671,000	C- \$675,000
FRISCO II	2,825	4	3	3	A- \$611,000	B- \$610,000	C- \$608,000
DUBLIN	2,937	4	3	2	A- \$639,000	B- \$645,000	C- \$638,000
WESTWOOD	2,960	4	3	3	A- \$645,000	B- \$644,000	C- \$646,000
PRESIDIO	2,967	4	3	2	A- \$699,000	B- \$694,000	C- \$693,000
CASTELL	2,981	4	3.5	3	C- \$659,000	D- \$651,000	E- \$652,000
SAVANNAH	3,028	4	3	3	A- \$674,000	B- \$679,000	C- \$673,000
SEGOVIA	3,262	5	4	3	A- \$679,000	B- \$683,000	C- \$679,000
WHITEHALL	3,445	4	4	2	B- \$717,000		
BATON ROUGE	3,529	4	4.5	3	A- \$719,000	B- \$721,000	C- \$719,000

Effective Date 7/9/2024



Plans, pricing, and availability are subject to change without prior notice.

HERITAGE PREMIER SERIES *FEATURES*

THE COLONY 80'



EXTERIOR FEATURES

- Blend of home designs incorporating such architectural styles as Texas Bungalow, Mission, Tudor and Hill Country Contemporary
- Exterior finishes blended with native Texas stone, clay brick, stucco, board and batten and other durable low maintenance materials (per elevation)
- Iron front door
- Decorative Wayne Dalton® insulated garage door with glass inserts, iron accents, opener and transmitters
- Water softener loop in garage
- Full front and rear yard landscaping with full sod and irrigation
- Front home gutters
- Covered porches as determined per plan
- Salt finished drives, porches and walkways
- 30 year dimensional roof shingles

INTERIOR FEATURES

- 8' Masonite interior doors on first floor with Kwikset® Cove knobs in satin nickel, chrome or iron black
- 16"-20" tile floor laid with broken joint pattern in utility and baths
- Level 1 hardwood floor in entry, kitchen, dining, great room and hallways on the first floor
- 5 1/4" base boards with 3 1/2" door and window casings
- Monterrey drag wall and ceiling texture with rounded drywall corners including windows throughout
- Designer selected paints with excellent choice of colors for walls and trim
- Cedar mantle at fireplace
- 42" direct vent fireplace with tile to the mantle
- Ceiling fans in great room, all bedrooms, and game room (per plan)
- Volume ceiling with extra windows to bring in more natural light
- 30" upper cabinet in utility room
- Wrought iron balusters, stained oak hand rail with rake stair system (per plan)
- Solid surface at all desks or built in home offices (per plan)
- Choose from elegant lighting packages with two finish options
- Recess can lighting in great room, primary bedroom, game rooms and study (per plan)



SITTERLE HOMES

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HERITAGE PREMIER SERIES

KITCHEN FEATURES

- Poplar or maple cabinets with 42" uppers, raised panels, crown moulding, adjustable shelving and hidden hinges
- Soft close drawers and doors on kitchen cabinets
- Quartz or granite countertops in a wide choice of colors with bullnose or square edge
- Under-mount stainless steel double bowl sink with Moen® Sleek faucet with pull out vegetable sprayer
- Full tile kitchen backsplash in a wide array of patterns and colors
- Stainless steel built-in appliances consisting of built-in oven, 36" gas cooktop with vent hood above, microwave and dishwasher
- Oversized eat in kitchen island with cabinet fronts on ends and backside and with pendant lighting (per plan)

BATH FEATURES

- Freestanding tub in primary bathroom (per plan)
- Mudset shower with frameless glass enclosure in primary bathroom (per plan)
- Framed hung mirrors in primary bath and powder bath
- All bath vanities are 36" tall poplar or maple cabinets with raised panels
- Pedestal sink in powder bath
- Tile to ceiling in all showers and secondary shower/tub combos
- Primary bath vanity tops are granite or quartz in a wide choice of colors with bullnose or square edge
- Elongated toilets throughout
- Moen® plumbing fixtures in chrome with bath accessories to match
- Granite or quartz countertops in secondary baths with bullnose or square edge

ENERGY AND CONSERVATION FEATURES

- Fully Spray Polyurethane Foam (SPF) insulated building envelope
- Energy efficient ZIP SYSTEM® sheathing provides moisture barrier and reduces air leakage
- Poly-foam sealant at all base plates, exterior penetrations, doors and windows
- R6 foil backed duct work
- Exhaust vents in all bathrooms and utility
- Choice of Almond, Grey, or White vinyl low E3 366 glass insulated windows
- Digital programmable thermostats
- Sill seal under exterior base plates to reduce air infiltration
- TRANE® high efficiency heating and cooling systems

GENERAL CONSTRUCTION FEATURES

- 2-10 Limited warranty
- Individually designed and engineered foundation system (site specific)
- Treated wood base plates throughout; exterior plates secured to exterior plate line
- Advantech® ¾" tongue and groove sub-floor, glued and nailed to engineered floor system
- James Hardie - low maintenance cement fiber cornice material
- PEX water lines and PVC drain lines
- Independent third party inspections at foundation, frame and final stages

SECURITY AND TECHNOLOGY FEATURES

- Smart home technology package ready for a wide range of entertainment and Alarm Safety devices with components to include front door lock, thermostat, switch, outlet and garage door opener
- Kwikset® deadbolt and Wi-Fi keyless touch pad entry
- 30" Wi-Fi friendly poly wiring panel with service feeds
- Future fiber access conduit from panel to exterior D-mark
- Six (6) home technology wall ports of type coaxial cable, Cat6 network or Cat6 phone per plan.
- Two locations of home technology keypad prewire including power/ data wiring (Cat5e, 22/4 and 18/2). Additional keypad location included if home has casita
- Data wiring (Cat6) to future Wi-Fi antenna location

ARCHITECTURAL DESIGN OPPORTUNITIES

- Great selection of floor plans available, designed with multiple structural options including additional living, outdoor and entertainment spaces to better suit your needs
- Decorating appointment in a design studio with a consultant affording you the opportunity to personalize the home to fit your style



Standard features may be subject to change without notice. Some features are only available per plan, please confirm with your New Home Consultant. 01/15/2025


SITTERLE HOMES

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The Colony

COMMUNITY INFORMATION



SITTERLE HOMES

TAXING JURISDICTION*

Parklands Ph 1

ESD1 - Bastrop County Emergency SVC Dist 1
G01 - Bastrop County
MUD1E - The Colony Municipal Utility Dist 1E
RD1 - County Road
S04 - Bastrop ISD
Estimated Tax Rate 2.288

Parklands Ph 2

ESD1 - Bastrop County Emergency SVC Dist 1
G01 - Bastrop County
MUD1F - The Colony Municipal Utility Dist 1F
RD1 - County Road
S04 - Bastrop ISD
Estimated Tax Rate 2.388

Oaklands

ESD1 - Bastrop County Emergency SVC Dist 1
G01 - Bastrop County
MUD1D - The Colony Municipal Utility Dist 1D
RD1 - County Road
S04 - Bastrop ISD
Estimated Tax Rate 2.388

Driscoll Bluffs

ESD1 - Bastrop County Emergency SVC Dist 1
G01 - Bastrop County
MUD1C - The Colony Municipal Dist 1C
MUD1D - The Colony Municipal Dist 1D*
RD1 - County Road
S04 - Bastrop ISD
Estimated Tax Rate 2.388*

**Some homesites in Driscoll Bluffs are both MUD 1C and MUD 1D and both jurisdictions will apply. See New Home Consultant for details.*

HOA

First Services Residential 512.266.6771
The Colony Driscoll Bluffs HOA Dues \$80.24/mo
The Colony Oaklands HOA Dues \$153.14/mo
The Colony Parklands HOA Dues \$183.14/mo

UTILITIES

Bluebonnet Electric 800.842.7708
Centerpoint Energy Entex 800.426.7142
The Colony Municipal Utility District 512.246.1400
Waste Connections 512.281.4224
Republic Waste Services 512.247.5647
Services AT&T 800.288.2020

SCHOOLS

Bastrop ISD 512.772.7740
Colony Oaks Elementary School 512.772.7680
Cedar Creek Intermediate School 512.772.7475
Cedar Creek Middle School 512.772.7425
Cedar Creek High School 512.772.7300

PARKLANDS 55'

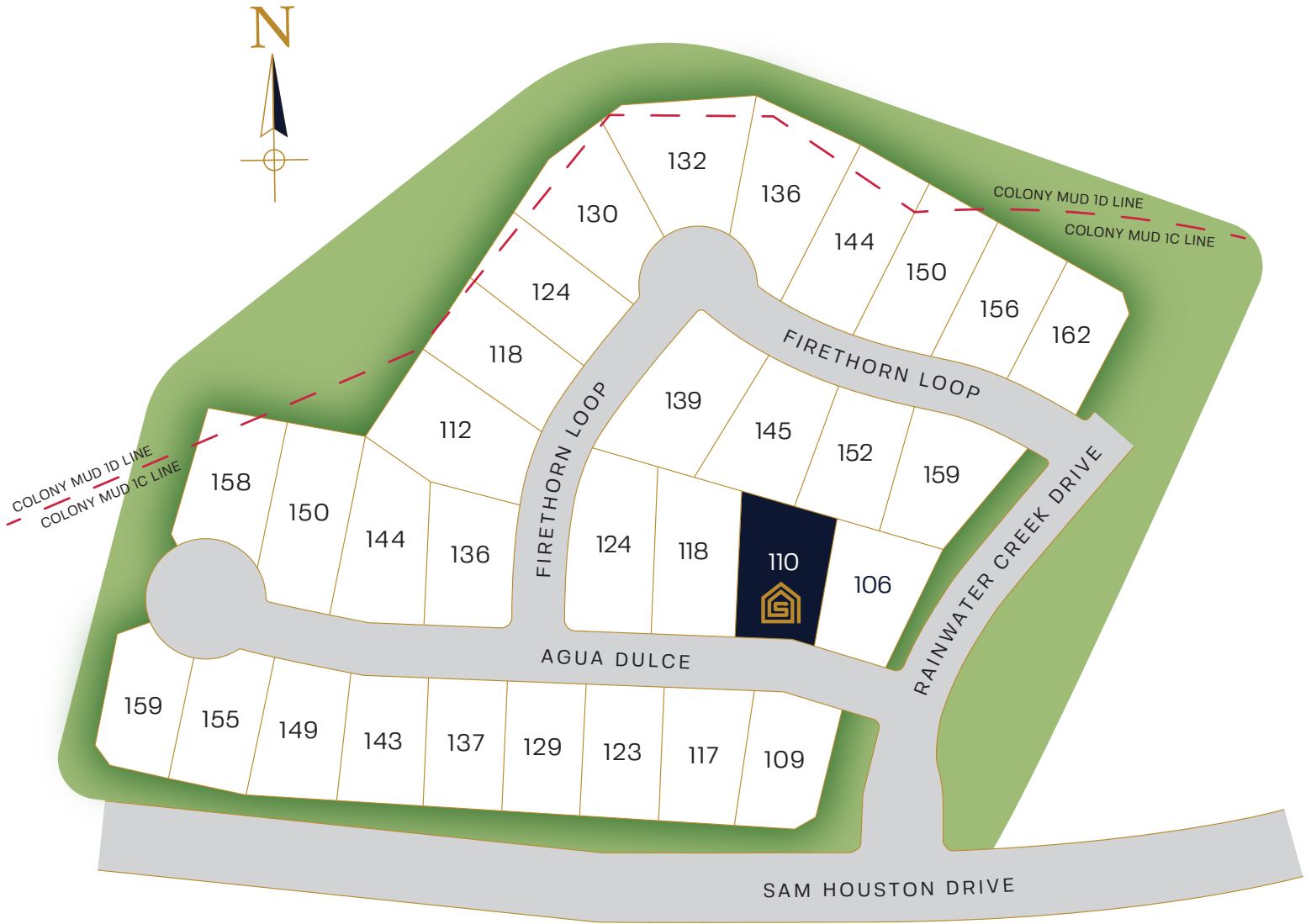
DRISCOLL BLUFFS 80'



*All information is deemed reliable, but not guaranteed. Sitterle Homes of Austin does not endorse any vendor, business, school, park or club. Please note that several Municipal Utility Districts (MUD) exist in The Colony and have differing tax rates. For the most accurate information on your property's MUD rate contact Bastrop's Central Appraisal District. 01/02/2025

SITTERLE HOMES IN DRISCOLL BLUFFS

80' HOMESITES



SITTERLE HOMES



Plans, prices and specifications are subject to change without notice. Please consult with your Sales Professional for details. 07/10/2024



TEXAS

Workmanship, systems and structural warranty

from 2-10 Home Buyers Warranty (2-10 HBW).

1 Year Workmanship Warranty

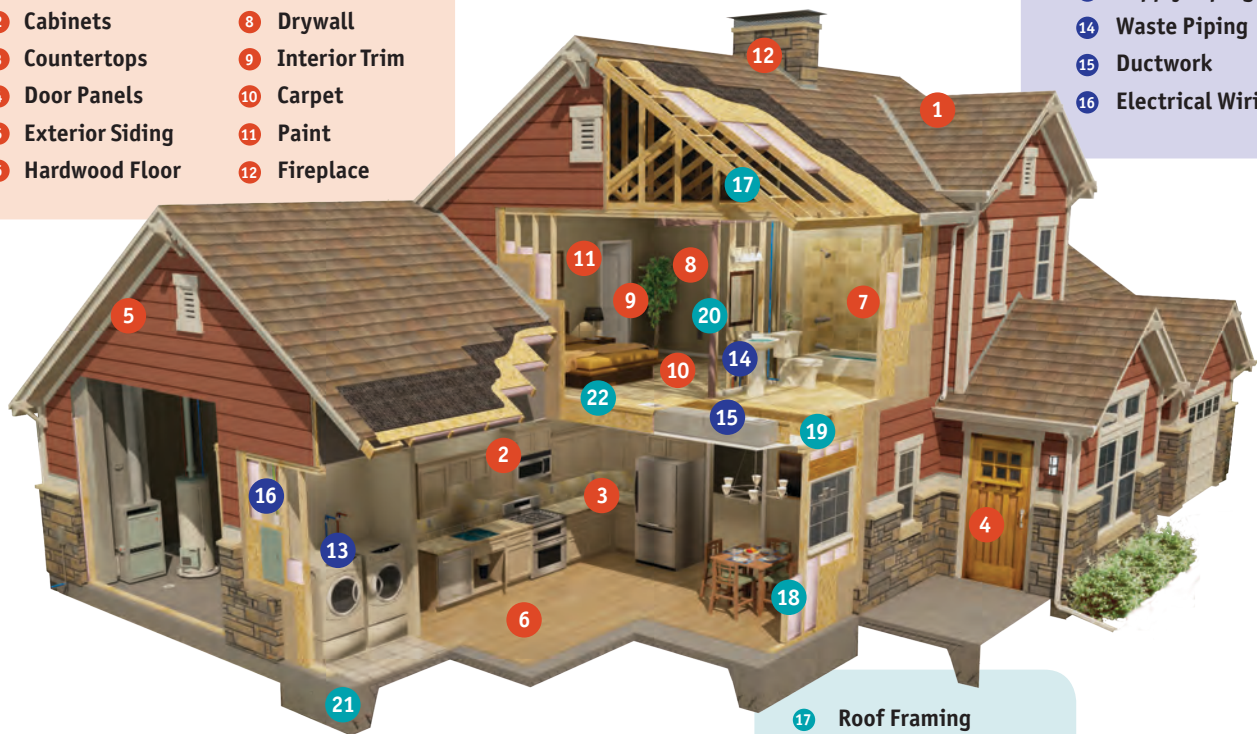
The 1 year workmanship warranty provides clearly defined performance guidelines for defects in materials and workmanship.

- | | |
|-------------------|-----------------|
| 1 Roof Covering | 7 Ceramic Tile |
| 2 Cabinets | 8 Drywall |
| 3 Countertops | 9 Interior Trim |
| 4 Door Panels | 10 Carpet |
| 5 Exterior Siding | 11 Paint |
| 6 Hardwood Floor | 12 Fireplace |

2 Year Systems Warranty

The 2 year systems warranty provides clearly defined performance guidelines for defects in construction of electrical, plumbing and mechanical systems.

- | |
|----------------------|
| 13 Supply Piping |
| 14 Waste Piping |
| 15 Ductwork |
| 16 Electrical Wiring |



10 Year Structural Warranty

The 10 year insurance-backed structural warranty provides 10 full years of coverage for qualified structural defects from the day of closing. It covers damages to the load-bearing elements, affected surfaces and finishes of the home resulting from subcontractor error, material failure or soil movement including settlement and heave.

- | |
|-----------------------|
| 17 Roof Framing |
| 18 Load-Bearing Walls |
| 19 Beams |
| 20 Columns |
| 21 Foundation |
| 22 Floor Framing |



Homeowners register on
2-10.com/enrollTX

- Easily search your digital warranty book
- Access, view or download your Certificate of Warranty
- Exclusive Home Appliance Discounts program
- Add extended systems and appliances coverage

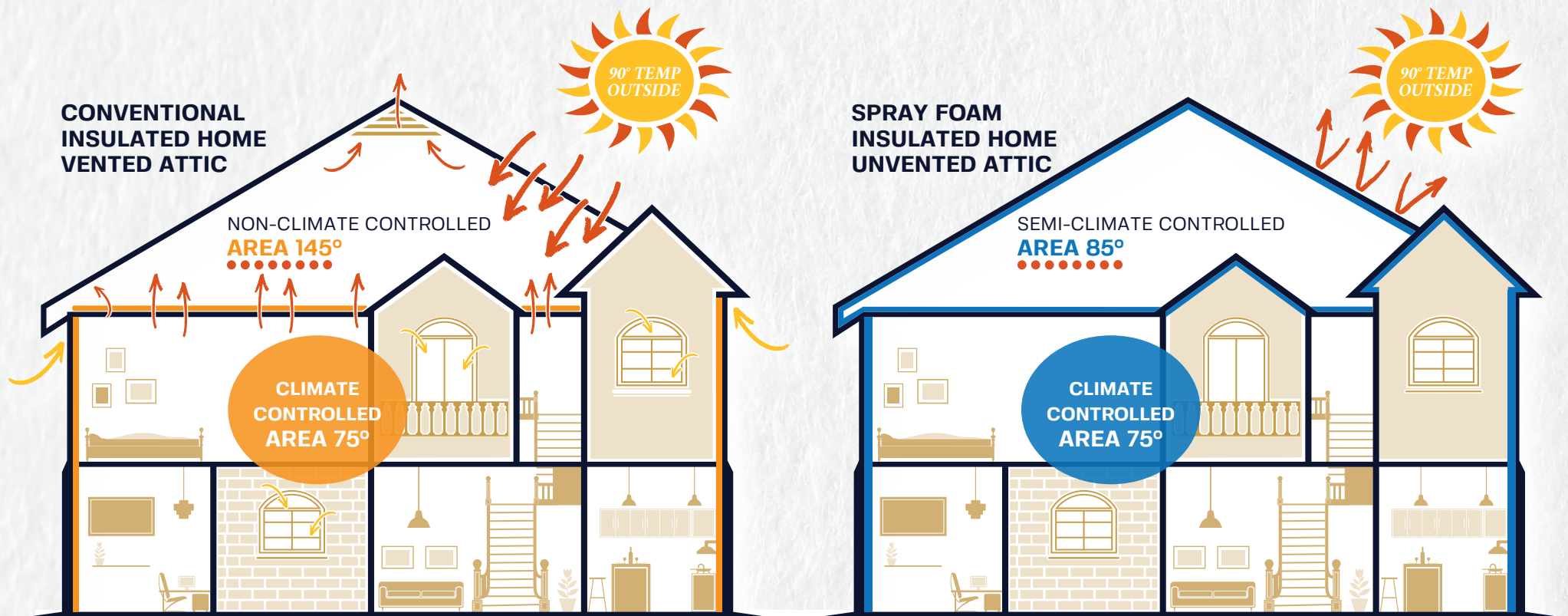


LONG LIVE HAPPY HOMES®

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*See Warranty Document for details on coverage. For 1 year workmanship and 2 year systems, if the builder defaults on their obligation, the warranty insurer fixes the defect.

SPRAY FOAM INSULATION | *A Better Investment*



CONSISTENT CLIMATE

Prevents drafts and temperature fluctuations in your home.



AIR QUALITY

Reduce risk of allergy and asthma symptoms with a stronger envelope protecting your home.



LESSENS ENERGY CONSUMPTION

Enjoy a lower operational cost of the home while you save more energy.



OUTDOOR SOUND PROOFING

Sounds from outdoors are less likely to travel indoors because spray foam fills all cracks and crevices.



LONG TERM INVESTMENT

Once spray foam cures, it stays in one place and won't sag or shift over time—even in extreme temperatures. You also lessen your carbon footprint because you are consuming less energy—which can save you thousands of dollars!



SITTERLE HOMES

