

Development Overview: Homesteads / NestHaven

Phasing Overview

Total Phases: 4

- Phase 1: 73 homes
- Phase 2: 64 homes (*preliminary*)
- Phase 3: 65 homes (*preliminary*)
- Phase 4: 48 homes (*preliminary*)

Phases 2–4 subject to change as timelines progress

Phase 2 Infrastructure Begins:

- When 60% of Phase 1 homes have closed

Premium Lots – Phase 1

- Lots 1–11: \$20,000
- Lots 21–26: \$15,000
- Cotton Rose Lots 1–6: \$15,000
- Cotton Rose Lots 7–8 (½ acre): \$40,000

Premium lot cost is added to home price. Standard lots (\$5,000 value) are already included in the base price.

Home Details & Upgrade Options

Standard Features:

- **Spray foam insulation (R-18 walls, R-36 attic)**
- **Vinyl plank flooring throughout**
- **Quartz or granite countertops**
- **30-year architectural shingles**
- **Standard appliance package (select upgrades available)**

✚ Optional Upgrades (TBB Homes Only):

- **Appliance upgrades**
 - **Gas cooktop (builder cost TBD)**
 - **Propane line plumbing (*buyer responsible for city permitting*)**
 - **Sod & sprinkler system**
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Construction & Materials

- **Build Time: ~10–12 weeks (from signed contract + permit approval)**
 - **Framing: 2x6**
 - **Insulation: Spray foam (R-18 walls / R-36 attic)**
 - **Roof: 30-year architectural shingles**
 - **Countertops: Quartz or granite**
 - **Flooring: Durable vinyl plank**
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Financing & Incentives

- **Earnest Money: 1% of home price (*held at Texas National Title*)**
 - **Preferred Lender: BTB Loans (Contact: Brad)**
 - **Incentives:**
 - **Seller pays Title Policy**
 - **Additional incentives possible via builder (contact Cody or Garrett)**
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HOA & Community Info

- **HOA Dues: \$300/year or \$75/quarter**
- **Management: Developer until full build-out (*then First Residential Services*)**
- **Covers: Common area maintenance & community planning**

Amenities:

- **Playground**
- **Walking trails**
- **Green space**

HOA rules (CCRs) available upon request via email

Utilities & Services

- **Electric: PEC**
- **Internet: Hill Country Wireless**
- **Water/Sewer: City of Johnson City**

- **Gas: *No natural gas — Propane available with upgrade***
 - **Utility Setup: Available via Johnson City form**
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Warranties & Maintenance

Builder Warranties:

- **1-year builder warranty**
- **1-year appliance warranty (*register within 30 days of closing*)**
- **1-year HVAC/plumbing/electrical**
- **10-year structural/foundation warranty**
- **25-year roofing materials warranty**

Homeowner Responsibilities:

- **Maintain yard conditions**
 - **Prevent grass/weeds from entering 5' front easement or neighbor's yard**
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Taxes & Rental Policy

- **Estimated Tax Rate: 1.69% (Blanco CAD – subject to change)**
- **Rental Restrictions: *None***
(Both short-term and long-term rentals allowed)