



## East Rim at Rough Hollow

### Sections 5A & 5B

From the \$350's

102 Feritti Dr.

Lakeway, TX 78738

Phone: (512)261-5159

Fax: (512)261-5249

#### Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Jody Connor

#### Driving Directions

Take RR 620 to Lakeway Blvd,

Turn on Lakeway Blvd.,

Turn Left on Highlands, Turn Right on

Rough Hollow, Turn Left on Rocky

Coast, Turn right on Feritti.

#### Tax Information

Estimated Tax Rate: \$2.92 per \$100 of appraised valuation

#### Home Owners Association

Rough Hollow HOA

Estimated HOA Dues: \$1,980 per year

#### Schools

Lake Travis ISD

- Serene Hills Elementary (Elementary School)
- Hudson Bend Middle School (Middle School)
- Lake Travis High School (High School)



## ROUGH HOLLOW LAKEWAY

#### Community Details

East Rim at Rough Hollow is located on Lakeway's western frontier and extends and enhances the casual elegance of this exciting waterfront community. Golf, tennis, hiking, flying, scuba diving, sailing, horseback riding, shopping and numerous other water sports are to be enjoyed within minutes of this exciting and wooded community. The East Rim offers spectacular views of Rough Hollow Cove and the Hill Country. It is situated on top of a water view bluff that rises from the Rough Hollow Cove below.

#### Amenities

- Located on Lakeway's western frontier on the south shore of Lake Travis
- Easy access to over eight golf courses
- Exclusive neighborhood with spectacular views of Rough Hollow Cove and the Lake Travis Hill Country
- Residents will also enjoy the many other area amenities including greenbelts, playgrounds, trails, baseball fields and swimming pools
- The Lakeway Airpark is located just outside Rough Hollow and is managed by Lakeway residents. The Airpark is a privately owned, not for profit, public use airport for residents and guests of Lakeway.
- The Lakeway World of Tennis is located at the entrance to Rough Hollow with sixteen courts featuring lights for evening play and indoor climate controlled courts for year round play, clay courts, as well as a stadium court
- The Rough Hollow Yacht Club and Marina includes a clubhouse, resort-style pool, gym, day spa, tram to the marina, a coffee bar and deli, yacht store and offices
- Lake Travis ISD

#### Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
117 Feritti Dr 6424 D / Design 6424	3305	2.0	4	D	3/1	2.0	\$520,781	1

#### Community Plans

These are the floor plans that we build in this community.

##### Designer Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6397 / Design 6397	2258	1.0	3	D	2/0	2.0	\$359,000
2482 / Design 2482	2445	1.0	3	D	2/0	2.0	\$369,000
2511 / Design 2511	2511	1.0	3	D	2/1	2.0	\$379,000

##### Executive Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
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#### Disclaimers, Terms and Conditions of Use.

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2180 / Design 2180	2180	1.0	3	D	2/1	2.0	\$379,000
2436 / Design 2436	2436	2.0	3	D	2/1	2.0	\$400,000
2786 / Design 2786	2786	1.0	3	D	2/1	2.0	\$402,000
6424 / Design 6424	3276	2.0	4	D	3/1	2.0	\$439,000
6416 / Design 6416	3699	2.0	4	D	3/1	2.0	\$449,000
3833 / Design 3833	3827	2.0	4	D	3/2	2.0	\$450,000
3681 /	3881	2.0	4	D	3/1	2.0	\$460,000
6420 / Design 6420	4121	2.0	5	D	4/1	3.0	\$515,000



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# Features - Designer Series

## Comfort & Energy Saving Features

- Every home is individually tested and certified as an Energy Star® home
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-13 insulation in exterior air conditioned walls
- R-30 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Energy saving gas heating system with electronic ignitor (no pilot)
- Dual or zoned A/C system (per plan)
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Energy Star rated programmable thermostats
- Additional A/C return in master bedroom for better comfort
- High efficiency energy saving gas water heater(s)
- Anti-scald valves to prevent accidental burning in showers and tubs
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room

- 16 SEER high efficiency air conditioning system(s)
- LoE<sup>3</sup>-366® Cardinal glass windows offer the ultimate performance in windows delivering the ideal balance of solar control and high visibility ultimately providing the highest levels of year-round comfort and energy savings

## Ideal Kitchens

- Custom quality oak or poplar accented cabinetry maximizes use of space with adjustable shelves on 42" upper cabinets
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Energy Star rated dishwasher maximizes efficiency
- Whirlpool® appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave and dishwasher
- Vent hood with multiple speeds vented outside the home
- Elegant crown moulding on kitchen cabinetry
- Island work centers (per plan)
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Moen® faucet with vegetable sprayer
- Attractive ceramic tile backsplash set on diagonal adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups
- Optional brick or stone cooking alcove (some plans)
- Recessed can lighting
- Convenient laundry area with custom shelves and rod

## Dramatic Interiors

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of ceramic tile
- Choice of interior paint colors add your own personal touch
- Elegant stairways with oversized stained handrail, iron balusters and waterfall treads (per plan)

- Elegant crown moulding in selected areas lends a classic look to the interior
- Oversized baseboards throughout first floor
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Eight foot interior doors on first floor (per plan)
- Arched, raised panel interior doors
- Nickel finish door hardware
- Satin nickel light fixtures to enhance your home
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of plush carpet with a quality pad
- Handsome cast stone fireplace surround and mantle

## Suite Dreams

- Medicine cabinet in master bath
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble seat (some shower enclosures)
- Elongated commode in master and powder room
- Magazine rack in master water closet
- His & Hers Hi-Hi vanities in master bath (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Ceramic tile flooring in the master bath
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Walk-in closets (in designated areas)
- A/C vent(s) in master walk-in closet(s)
- Ceramic tile shower surrounds in secondary baths

## Classic Exteriors

- Choice of award winning exterior elevations including optional front porches
- Classic design exteriors with prestigious appearance
- Choice of exterior trim color(s) from color palette
- Thermo-insulated security rear door with full light and dead bolt



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- Professionally designed landscape package enhances curb appeal
- Drought resistant Texas native plantings conserve water when rain is scarce
- Fully sodded front and back yards per community specifications
- Attractive concrete tile roofing
- Steel reinforcement in entry walk, public walk, driveway and patio
- Custom built cedar garage doors
- Garage door openers with two transmitters
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Salt-finished and stained driveways and entry walks

### Extra Touches

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- National Warranty Program – We are confident in the quality of our homes and our warranty program provides you with the added assurance and peace of mind that your home will deliver the value and enjoyment you deserve
- Personal interview with a Professional Decorator Consultant at the Design Center
- Optional bonus spaces available on many plans
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- Engineered, certified and individually inspected foundations
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed internet access
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- All bedrooms blocked and wired for ceiling fans
- Fluorescent light in garage

- Breaker box in garage



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# Features - Standard Features

## Comfort & Energy Saving Features

- Every home is individually tested and certified as an Energy Star® home
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- PEX® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- Homes built to meet stringent Energy Star® requirements
- We performance test every home for air leakage
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-13 insulation in exterior air conditioned walls
- R-30 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Dual or zoned A/C system (per plan)
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Energy Star rated programmable thermostats
- Additional A/C return in master bedroom for better comfort
- High efficiency energy saving gas water heater(s)
- Anti-scald valves to prevent accidental burning in showers and tubs
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors

- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Continuous soffit vents with ridge vent and/or air hawk(s) ventilation system
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- 16 SEER high efficiency air conditioning system(s)
- LoE<sup>3</sup>-366® Cardinal glass windows offer the ultimate performance in windows delivering the ideal balance of solar control and high visibility ultimately providing the highest levels of year-round comfort and energy savings

## Ideal Kitchens

- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Energy Star rated dishwasher maximizes efficiency
- Whirlpool® stainless steel appliance package for the gourmet chef in the family includes a cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Vent hood with multiple speeds vented outside the home
- Custom quality oak or maple accented raised panel cabinetry maximizes use of space with adjustable shelves on 42" upper cabinets
- Elegant crown moulding on kitchen cabinetry
- Under cabinet lighting adds function
- Island work centers (per plan)
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Attractive ceramic tile backsplash set on diagonal adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups
- Optional brick or stone cooking alcove (some plans)
- Recessed can lighting
- Moen Aberdeen stainless steel faucet with pullout vegetable sprayer

## Dramatic Interiors

- Wide Décor rocker light switches

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of ceramic tile
- Choice of interior paint colors add your own personal touch
- Elegant stairways with oversized stained handrail, iron balusters and waterfall treads (per plan)
- Solid oak starter step
- Opera balconies, columns and art niches add elegance to every day living (per plan)
- Elegant crown moulding in selected areas lends a classic look to the interior
- Oversized baseboards throughout first floor
- Oversized casing on all doors and window sills throughout first floor
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Eight foot interior doors on first floor (per plan)
- Arched, raised panel interior doors
- Venetian bronze door hardware
- Wine room with wine rack, granite countertop and wrought iron gate (some plans)
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of plush carpet with a quality pad
- Venetian Bronze light fixtures

## Suite Dreams

- Ceramic tile flooring in entire master and hall baths
- Moen® chrome plumbing fixtures in secondary baths for a timeless look
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Acrylic garden tub in master bath for ultimate relaxation
- Elongated commode in all baths
- Magazine rack in master water closet
- Granite vanity tops with undermount bowls in master bath offers a durable, seamless appearance
- His & Hers Hi-Lo vanities in master bath with stained cabinetry (per plan)
- Custom framed beveled mirrors in master bath create an elegant feeling (per plan)



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- Mudset master shower with choice of shower floor tiles
- 12x12 ceramic tile on diagonal at master bath tub and shower surrounds
- Porcelain pedestal sink in powder room (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Medicine cabinets (per plan)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- A/C vent(s) in master walk-in closet(s)
- Ceramic tile shower surrounds in secondary baths

### Classic Exteriors

- Choice of award winning exterior elevations including optional front porches
- Classic design exteriors with prestigious appearance
- Choice of exterior trim color(s) from color palette
- Thermo-insulated security rear door with full light and dead bolt
- Professionally designed landscape package enhances curb appeal
- Drought resistant Texas native plantings conserve water when rain is scarce
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Two larger caliper trees planted in front yard
- Attractive concrete tile roofing
- Seamless aluminum gutters (in designated areas)
- Custom built cedar garage doors
- Garage door openers with two transmitters
- Custom cast stone address plaque
- Oversized homesites available
- Salt-finished and stained driveways and entry walks
- Seamless gutters on all four sides of home

### Extra Touches

- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- National Warranty Program
- National Warranty Program – We are confident in the quality of our homes and our warranty program provides you with the

added assurance and peace of mind that your home will deliver the value and enjoyment you deserve

- Personal interview with a Professional Decorator Consultant at the Design Center
- Optional bonus spaces available on many plans
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- Engineered, certified and individually inspected foundations
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- OSB tongue and groove subfloor on two story plans; nailed, glued and screwed
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed internet access
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- Prewired for surround sound in the family room for easy home theater installation
- On site custom framing
- All bedrooms blocked and wired for ceiling fans
- Fluorescent light in garage
- Breaker box in garage



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