



Great Oaks Town Homes

A new community of 30 energy efficient green-built town homes | Round Rock, Texas (Austin MSA)

Another Green-Built Community by Reshetar



David Cavalier, Broker | Cavalier Real Estate | (512) 656-5787 | dpcavalier@earthlink.net



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INNOVATION *in* DESIGN



- Townhome style allows for private & fenced rear yard
- Energy Star Label & Austin Energy 5 star rated green building
- HERS rating

SUSTAINABLE SITE



- 30% open space
- Access to public transportation (bus & train)
- Environmental storm water design quality control
- Walk to Schools and Parks
- Doggie park

WATER EFFICIENCY



- Rain water harvesting system
- Water efficient landscaping
- Dual flush low-flow toilets
- 1.2 gallons per minute low-flow faucets
- Energy Star dishwasher
- Energy Star washing machine
- Energy Star hot water heater

GREAT OAKS GREEN BUILDING

A Comprehensive Endeavor



The building industry is changing: We are no longer designing and constructing buildings in the same way we have always done. The green building movement offers an unprecedented opportunity to respond to the most-important challenges of our time, including global climate change, dependence on non-sustainable and expensive sources of energy, and threats to human health. The work of innovative building professionals is a fundamental driving force in the green building movement. Such leadership is a critical component to achieving the U.S. Green Building Council's (USGBC) mission of a sustainable built environment for all within a generation.

The fundamental building block of market transformation is education.



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INDOOR ENVIRONMENTAL QUALITY



- Low-emitting materials for paint, adhesives, sealants, carpets & composite wood
- Increased ventilation
- 15 SEER air conditioning systems
- Sealed & insulated ductwork
- Foam insulated roof & conditioned space for HVAC system
- Low-E glass in windows
- Sliding glass doors for daylight & views

MATERIALS and RESOURCES



- Construction waste recycled
- Use of recycled construction materials - Engineered studs
- Rapidly renewable materials
- Built with locally manufactured materials - Saves on shipping, reduces pollution & carbon output
- Cabinets, windows, and doors made in Texas

ENERGY & ATMOSPHERE



- Maximize and optimize energy performance
- Programmable thermostat
- Independently tested HVAC and Thermal monitoring during construction
- Reduce carbon output
- Blown-in high density natural fiber insulation
- Energy Star windows, doors & light fixtures

Green building = Better health, greater comfort, lower utility bills, less maintenance, and lasting value!



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Great Oaks Town Homes is a premier gated community of 30 thoughtfully and environmentally designed town homes. Located in the heart of lush Texas Hill Country just northwest of Austin in Round Rock, Great Oaks Town Homes is surrounded by established high end single family neighborhoods, as well as many close-by national retail, restaurant, entertainment, and employment centers. It is within 2 miles of the intersection of toll road 45 & Mopac Expressway, with easy access to everything, including downtown Austin. It is only minutes from The Domain, a retail mecca with over 100 upscale retail shops and restaurants. Located in the acclaimed Round Rock ISD and minutes from Concordia University and the Cypress Creek campus of Austin Community College, Great Oaks Town Homes provide educational opportunities for all family members. There is an interconnecting trail system around Brushy Creek Lake Regional Park that also runs through the neighboring Avery Ranch and Northwoods communities where residents can hike, bike or take a leisurely stroll. There are also many neighborhood parks and natural areas to enjoy. Great Oaks Town Homes is the embodiment of a great location for a productive, safe and healthy lifestyle. Great Oaks Town Homes features well-crafted floor plans with attached garages, beautiful stone and stucco exteriors, great curb appeal, and energy efficient fixtures and appliances. At Great Oaks Town Homes your family will get the benefits of Hill Country living, upscale shopping, dining and entertainment, great transportation options, a top-rated school district, and amazing natural amenities, all in one of the most desirable areas of Texas!



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- Great Oaks Town Homes. Proposed town home community of 30 town homes:
- David Cavalier, broker of Cavalier RE, representing Reshetar. Been in business for 31 years specializing in land development & new construction sales.
- President Robin Reshetar is an architect, developer & builder. Architecture degree from Drexel University and Masters in Real Estate Finance from NYU.
- Reshetar has built several hundred high--end custom homes and numerous town home communities. They have been in business since 1980.
- Cavalier and Reshetar have worked together on 8 residential projects since 1992.
- Reshetar has a 10-- year relationship with Frost Bank and Frost has expressed interest in financing the Great Oaks Town Homes.
- Proposed community will be 30 town homes, which will consist of 6 buildings with 5 town homes in each building.
- Gated community with coffee shop, Gazebo & doggy park. Clubhouse will have a Yoga room & spinning room. The gate will provide a sense of security. Lock & Go
- Exterior materials on the town homes will be stone, stucco and Hardi--Board
- Floor plans will be approx. 1700 square feet, 2 story, 3 bedrooms, 2.5 baths, 1 car garage
- First floor will have Living Room, Dining Room, Kitchen, Breakfast area, Powder Room, Covered rear patio
- Second Floor will have a Large Master suite, 2 large bedrooms, large hall bath, laundry
- Lakeline Square Town Homes in northwest Austin will be a similar concept to the Great Oaks Town Homes
- Great Oaks Town Homes will be built with similar green building techniques as Lakeline Square, Austin Energy Green Building program, HERS rating, Energy Star rated appliances, Energy Star rated windows & doors, water efficient landscaping, blown--in high density fiber insulation, recycled construction materials, locally manufactured products, rapidly renewable materials, 16 SEER HVAC system, low--emitting materials & paints, passive solar techniques and Net Zero capable.
- Lakeline Square scored 188 points out of a possible 200 points for Austin Energy's Green Building Analysis. Austin Energy monitored Lakeline Square for 4 years and consider it a great energy efficiency success.
- Pre-Construction pricing at Great Oaks Town Homes will be \$281K to \$295K.
- HOA dues will be approximately \$70 per month
- Exterior landscaping will be responsibility of HOA. Maintenance--free lifestyle
- Residential use will be compatible with single family homes that abut the 2.8 acres
- Great Oaks Town Homes would be great addition to the community. Questions?

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Advantages & Added Value

- Turn--Key Lock & Leave Lifestyle
- Big Energy Savings with Passive Solar, Energy Star and Green Building Techniques
- Walkability-- Parks, Pool, Schools, Churches, Café within walking distance
- Williamson County is rated one of the safest counties in the USA
- Dell Technologies continues its growth mode with over 138,000 employees and \$80 Billion in revenue for 2018
- Apple, Google, Samsung, and IBM business campuses nearby
- The Domain retail shopping mecca just minutes away
- Easy access to toll road 45, Mopac, toll road 130, I--35, & train station
- Quality of Standard Features offered are well above and beyond any other comparable new town home community
- \$281K interior unit purchase price = \$164 per square foot
- New In--fill community located in an established executive residential neighborhood
- Mature oak tree canopy throughout neighborhood
- 3 miles from Avery Ranch Golf Club
- Round Rock Independent School District ranked one of the best in Texas!



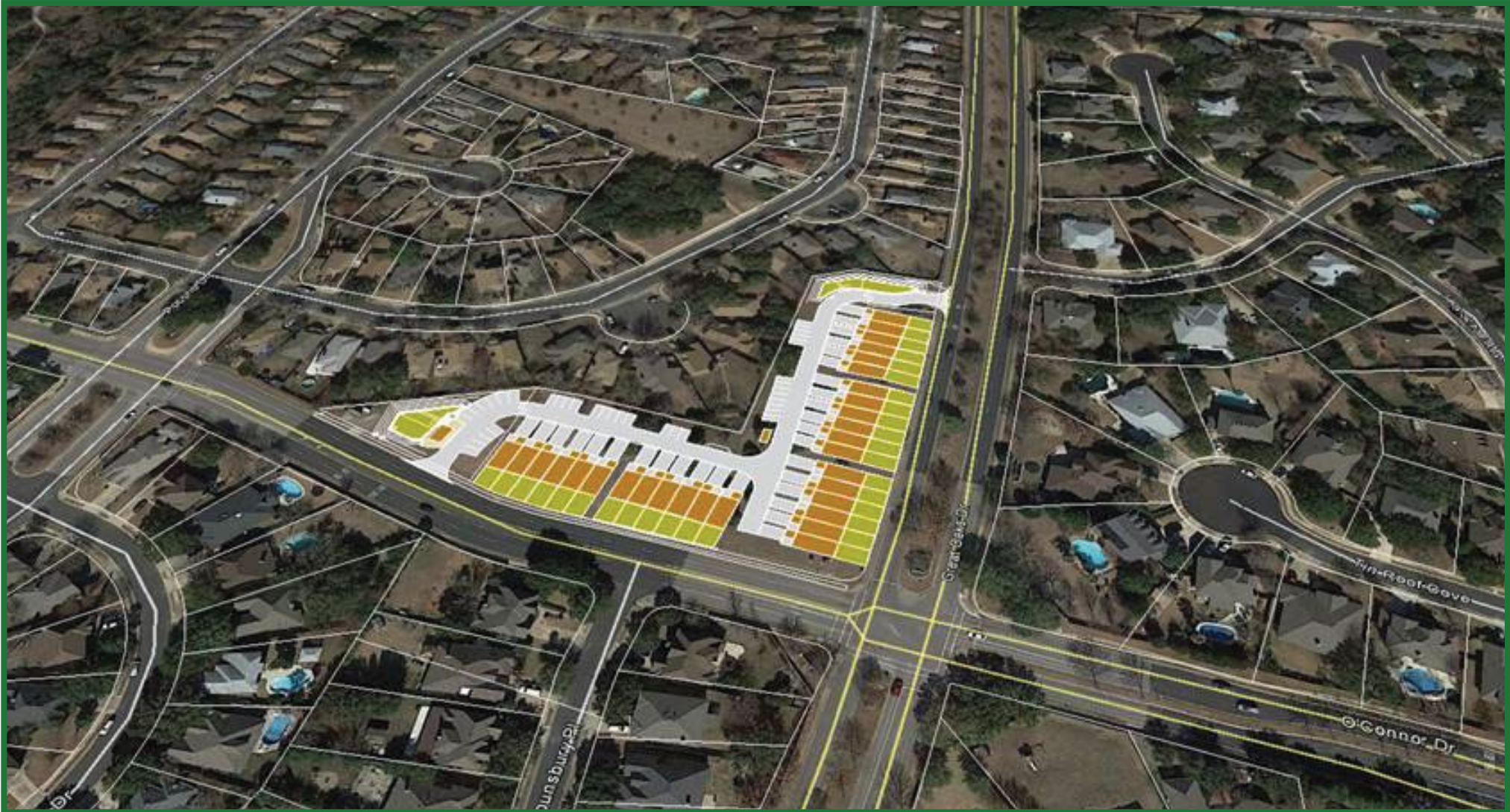
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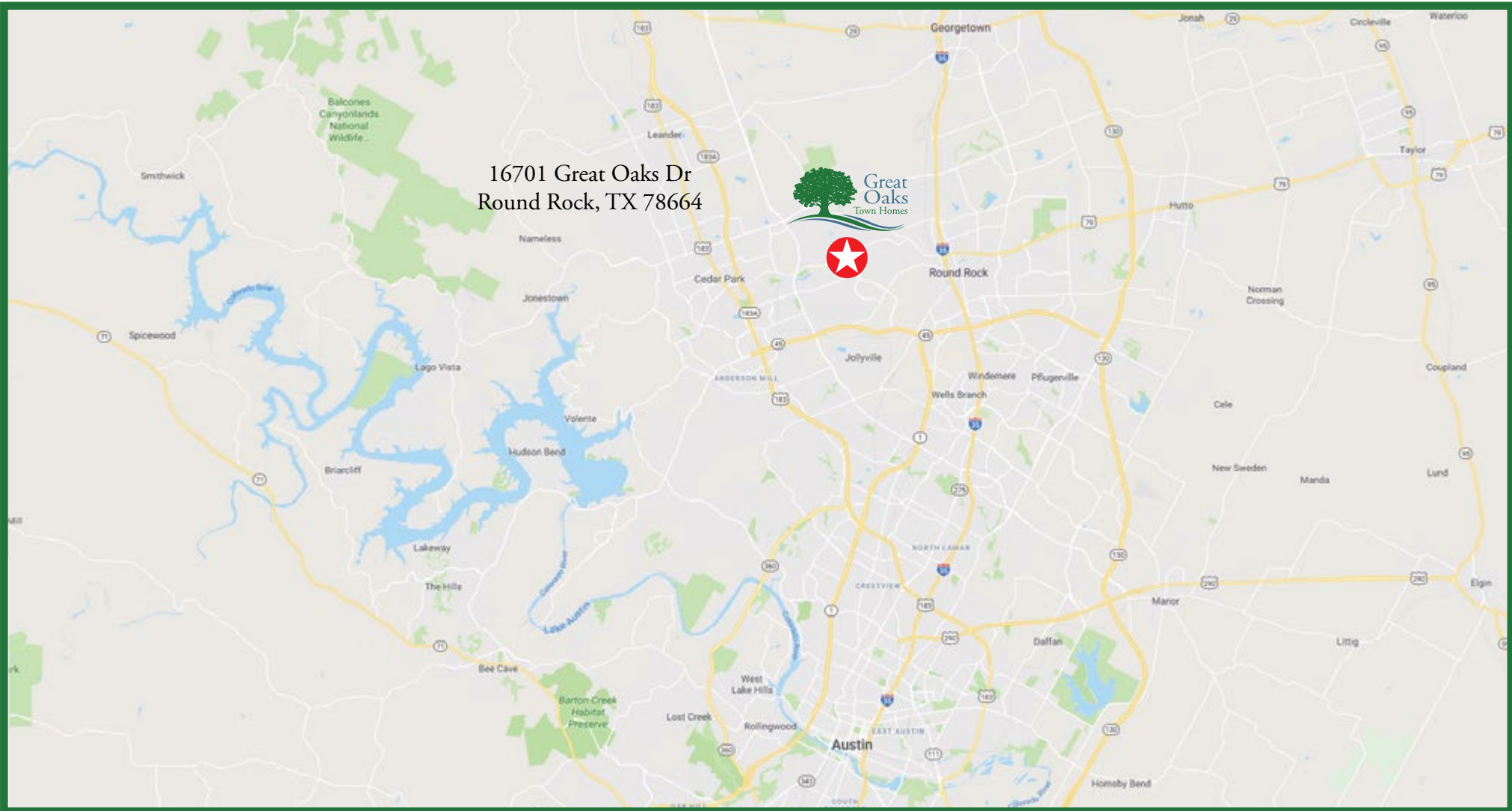
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Great Oaks Town Homes Distinctive Features

Energy Features

- Energy Star Standards
- Energy Star double paned windows & doors throughout home
- 15 SEER high efficiency Heat & AC system
- R-6 ductwork
- R-13 fiberglass batt insulation exterior walls
- Blown-in insulation in attic
- Exterior DOW SILL SEAL between baseplate and concrete
- Sealant installed around all windows, doors, A/C registers and electrical plugs and switches on exterior walls
- 50 gallon High Efficiency hot water heater
- Programmable digital display setback thermostats
- Energy Star rated electric appliances
- Water Saving Plumbing fixtures
- Energy Star energy efficiency program
- CFL Light Bulbs throughout
- 3 ceiling fans

Security Features

- Deadbolts on front and back doors
- Smoke alarms and carbon monoxide detectors where required

Master Bedroom Features

- Exterior Balcony with wood deck
- Cathedral Ceiling
- Large Walk-in tile shower
- Large Walk-in closet

Kitchen Features

- Shaker-style oak cabinetry with hidden hinges & adjustable shelving
- Choice of dark wood, light wood or white cabinets
- Recess lighting in kitchen
- Whirlpool slide-in electric oven/range
- Combination Microwave vented hood
- Whirlpool Dishwasher
- Tile backsplash
- Pantry
- Wood-look ceramic tile floor in kitchen & breakfast
- Tile utility room floor
- Stainless steel double bowl sink with Moen single lever faucet
- Granite or Soap Stone counter tops
- Garbage Disposal

Communication Features

- Prewired for 2 RG-5 coaxial cable outlets
- Prewired for 2 Category 5 outlets

Optional Features

- SunPower Solar Panels

Specifications and plans may be subject to change during the construction process.



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Great Oaks Town Homes Distinctive Features (cont.)

Exterior Features

- Front elevation masonry exterior similar to rendering
- Landscaping package with sod at front & rear yard
- 1 Front and 1 rear GFI outlet
- Durable insulated metal garage doors
- Concrete flatwork for driveway & entry porch
- 2 panel insulated ½ glass fiberglass front door with side light per plan
- HOA maintains front and side yards
- Rain water harvesting irrigation system

Interior Features

- Monterey drag texture on all sheet-rocked walls and ceilings
- Wood-look ceramic tile floors in foyer, family room, dining room, kitchen & breakfast
- Bedrooms & family room blocked & wired for ceiling fans
- 2 panel square interior doors
- Ceramic tile in bathrooms and utility room
- Plush carpet in bedrooms 2 & 3

Bath Features

- 36" vanity cabinets in bathrooms
- Ceramic tile shower with separate glass enclosure in Master bath
- Ceramic tile floors in master bath & hall bath
- Tub with ceramic tile walls in hall bath
- 36" mirrors above bathroom vanities in hall bath
- Full vanity to ceiling mirror in Master bath
- Low Flow water-saving commodes in all baths

Bath Features (cont.)

- Cultured marble vanities in all baths with integral wave undermount sinks
- Water-saving plumbing fixtures in all baths
- Single-lever Moen chrome-finished faucets

General Construction Features

- 1 year full service warranty provided by builder
- Masonry exterior front elevation per plan
- Post tension cable concrete slab
- Individually designed and engineered slab system
- 3,000 PSI high performance concrete
- PEX water lines
- All copper electrical wiring
- Cabinet blocking in kitchens and baths
- OSB plywood roof decking with expansion clips
- Metal drip edge on roof
- Hardie Plank soffit & fascia
- Low VOC paints and caulk
- Stained Oak hand rails and painted spindles on stairs
- 5 1/4" inch base trim
- Hose bibs at front and rear of house
- 6' privacy fence
- 25- year GAF fiberglass roof shingles
- 9' ceilings on first floor

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Top Tech Companies in Austin

Accruent	CognitiveScale	GLG (Gerson Lehrman Group)	Netspend	Software Advice
Alchemy Systems	Cognizant	Golden Frog	Opicity Inc	SolarWinds
AlienVault	Compeat	Google	Oracle	SparkCognition
All Web Leads	Creditcards.com	HomeAway	OutboundEngine	Spiceworks
Amazon	Dell	HotSchedules	PayPal	Spredfast
Apple	Drillinginfo	HYFN	Pearson	Stitch Fix
athenahealth	Dropbox	IBM	PeopleAdmin	Tableau Software
Atlassian	Dun and Bradstreet	IGT	Planview	Tangoe Software
Bazaarvoice	EA (Electronic Arts)	Indeed	Procore Technologies	TrendKite
BigCommerce	eBay	Invenio Solutions	Q2ebanking	TriNet
Blackbaud	eMDS	Ixia	Rackspace	TrueCar
Blizzard Entertainment	Epicor	Kasasa	RateGenius	TurnKey Vacation Rentals
BMC Software	ESO	Kinnser Software	RetailMeNot, Inc.	Uber
Box	Experian	LegalZoom	Rooster Teeth	Under Armour Connected Fitness
BuildASign.com	Facebook	Lifesize	SailPoint	uShip.com
CA Technologies	Favor	Main Street Hub	Salesforce	vmware
Catapult Systems	FloSports	Malauzai Software	Serenova	Volusion
Certain Affinity	Forcepoint	Mitrtech	ShipStation	Web.com
Civitas Learning	Front Gate Tickets	Mood Media	Silicon Labs	WP Engine
Cloudera	gemalto	National Instruments	Social Solutions	Zenoss



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Major Employers and Top Companies in Austin

1. Austin Independent School District
2. City of Austin
3. Dell, Inc.
4. U.S. Federal Government
5. IBM Corp.
6. Seton Family of Hospitals
7. St. David's Healthcare Partnership
8. State of Texas
9. University of Texas at Austin
10. Amazon
11. Apple Computer, Inc.
12. Applied Materials
13. Austin Community College
14. AT&T
15. Flextronics (formerly Solectron)
16. Accenture
17. National Instruments
18. NXP Semiconductors - Samsung Austin Semiconductor
19. Texas State University
20. Travis County
21. 3M Corporation
22. Whole Foods
23. Activision Blizzard
24. Austin Energy
25. Wal-Mart Stores, Inc.



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The Domain®

11410 Century Oaks Terrace | Austin, TX



Absolute
 A'GACI
 Aeropostale
 Aldo
 All Saints
 aLoft Hotel
 Altar'd State
 American Eagle Outfitters
 Arhaus
 Armadilloin Century Oaks Park
 Armadillo Play Area
 ATHLETA
 ATX Gifts & Souvenirs

Banana Republic
 Bath & Body Works
 BCBGMAXAZRIA
 Bee Cave Coffee Co.
 Ben Bridge Jewelers
 Blo Blow Dry Bar
 Buckle
 Caesars Nail Salon & Spa
 California Pizza Kitchen
 Cantilo & Bennett, L.L.P.
 Clarks
 Coach
 ColeHaan

Continental Auto Leasing
 Copper Restaurant & Dessert Lounge
 Corner Market
 COS
 Cotone Clothing and Beauty Bar
 Cru- A WineBar
 David Yurman
 Diamonds Direct
 Dick's SportingGoods
 Dillard's
 Dolce Blu Eyelash Studio
 Express
 Fast Fix Jewelry Repair

Fitness Training
 FlamingPizza
 Fleming's Prime Steakhouse
 Flywheel Sports
 Forever 21
 Gloria's Restaurant
 Grand Lux Cafe
 H&M
 Hanger Orthopedic Group
 Hyperwallet
 INDOCHINO
 Invisalign Store
 iPic Theaters

iTech
 J.Crew
 Johnny Was
 Journeys
 Just Train Fun!
 Kendra Scott
 Kona Grill
 L'Occitane
 Lilly Pulitzer
 LOFT
 Lone Star Court at The Domain
 Longhorn Play Area
 Louis Vuitton



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The Domain® (cont.)



Lucky Brand
Jeans
Lululemon Athletica
luxepothetique
MAC Cosmetics
Macy*s
Madewell
Maggiano's
Maje
MassageSway
Microsoft
Miller Capital
MYSTERYROOM
NeimanMarcus
Nespresso

NoRTH Italia
OrganicBronze
Palomar Financial, LC
Papyrus
Paradise Smoothies
Payless ShoeSource
PersoniqueontheSpot
Peter Millar
PINK
ProntoWash
PunchBowl Social
PurePilates Austin
Q1 Media
Residences at The Domain

Royal Tuxedo
Sandro
Santa Photo Experience
Shake Shack
Simon Guest Services
Southern Pressed Juicery
Spa Reveil
Spence Diamonds
Springfree Trampoline
Starbucks Coffee
Stinger Salonby Kia
Stuart Weitzman
Subway
Sunglass Hut

Sushi Zushi
TedBaker
Tesla
The Archer Hotel
The Brass Tap
The Pretty Kitty
The Salon at The Domain
Tiffany & Co.
Tommy Bahama
Torrid
Tory Burch
True Food Kitchen
Tumi
Turtle Play Area

UNTUC Kit
Urban- An American Grill
Vans
Victoria's Secret
Villages at The Domain
Vince
Vineyard Vines
Wanderlust Yoga
Westin Austin at The Domain
White House Black Market
Wink Threading
Xian Noodles
Yogurt Planet
Zara



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Great Oaks Town Homes Pre-Construction Pricing

- Interior unit- \$289,900
- End unit- \$304,900



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