



**NEW HOME CONSULTANT**  
**Holly LeGall**  
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(832) 615-2922 Model Home

**Community:** Santa Fe  
**Model:** 611 Road 51021, Cleveland, TX 77327

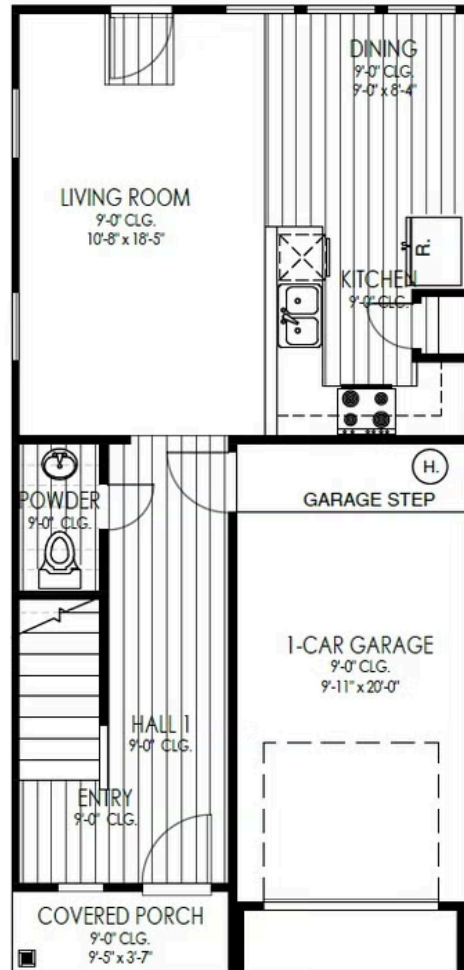


**136 Road 51030**  
**Cleveland, TX 77327**

**HOME PRICED AT**  
**\$199,990**

Price and availability are subject to change  
without prior notice. Accurate as of Feb 23, 2026.

**Floor Plan:** Prairie  
**Square Feet:** 1,370 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.5



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.





# Included Features

**Address:** 136 Road 51030 **Price:** \$199,990

**Collection:** Heritage Collection **Floor Plan:** Prairie

**Square Feet:** 1,370 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.5

## Safety

Impact-Rated Roofing – Class 3 impact-rated shingles with a lifetime warranty  
Foundation Security – Anchor bolts secure perimeter walls directly to the foundation

Weather Protection – OSB exterior walls wrapped with DuPont™ Tyvek® HomeWrap® backed by a 10-year warranty

Cold-Weather Protection – Frost-proof hose bibs (for homes permitted after May 2025)  
Smart Fire Safety – Hardwired smoke detectors with battery backup for added protection  
Integrated Pest Defense – Taexx® Borate pest treatment with built-in pest control tubes throughout the home

## Bathroom

Stylish Faucets – Chrome Pfister® bathroom faucets  
Hall Bath Convenience – Fiberglass shower/tub combo with tile to the ceiling  
Full-Overlay Cabinetry – With soft-close doors, drawers, and included cabinet hardware

Durable Flooring – Luxury Vinyl Plank flooring in all baths  
Granite Countertops – 3cm granite bathroom countertops in your choice of color  
Luxury Primary Shower – Standard 5' shower with tile to the ceiling in the primary bath  
Finishing Touches – Coordinating towel bar and paper holder in stainless steel or black

## Energy-efficiency

Weather-ready details – Frost-proof hose bibs for all-season outdoor use without worry.  
Lower bills, more comfort – Low-E windows with Argon Gas keep your home cooler in the summer and warmer in the winter.  
Fresh air that saves money – A roof ventilation system lets your home breathe, protecting your roof and lowering cooling costs.  
On-demand hot water, lower energy use – High-efficiency tankless Rinnai electric water heater giving you endless hot water while saving energy.

Smarter heating & cooling – Lennox 15.2 SEER high-efficiency system (Gas Communities) or Lennox 16 SEER all-electric system (Electric Communities) provides consistent performance with lower operating costs.

No wasted energy – Mastic-sealed, insulated ducts keep your conditioned air where it belongs — inside your home.  
A cooler attic, a cooler home – Radiant barrier roof decking keeps attic temps up to 30° cooler, reducing strain on your AC.  
Every detail sealed tight – Energy-efficient caulking around windows, doors, and joints prevents drafts and maximizes efficiency.  
Independent performance testing – HERS testing before drywall and again at closing, including duct testing to ensure there are no leaks, so you get the efficiency you're promised.  
Upgraded insulation package – R-38 blown-in attic insulation combined with R-15 BIBS (Blown-In Blanket System — a premium insulation that fills every gap for maximum coverage) in exterior walls helps your home stay at the perfect temperature while lowering

## Exterior Finishes

Polished curb appeal – Semi-gloss exterior paint in two coordinated colors for a rich, lasting finish.  
Built for convenience – Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.  
Attractive accents – Composite shutters and/or architectural flower-box accents (varies per plan) add charm and character to your home's exterior.

Beautiful and durable finishes – James Hardie® siding and trim for long-lasting protection and timeless curb appeal.  
Landscaping package – Full sod on standard lots. (oversized lots to receive 20' from rear of home, 10' on side yards) for a move-in ready yard.  
Protected from the ground up – Our 2-10 New Home Warranty gives you peace of mind with coverage on major systems and structural elements for up to 10 years.

## Warranties

Cold-Weather Protection – Frost-proof hose bibs (for homes permitted after May 2025)  
Smart Fire Safety – Hardwired smoke detectors with battery backup for added protection  
Builder's one-year warranty – Your first year is worry-free, with direct coverage from us on workmanship and materials.  
Added protection below – The HomeTeam Pest Defense termite warranty helps protect your investment against costly hidden damage.  
Floors built to last – Vinyl flooring includes a 15-year residential wear warranty, keeping your floors beautiful through everyday living.  
Pfister® faucets for life – Every faucet is backed by a Lifetime Warranty on finish and function, giving you protection as long as you own your home.

Foundation Security – Anchor bolts secure perimeter walls directly to the foundation  
Integrated Pest Defense – Taexx® Borate pest treatment with built-in pest control tubes throughout the home  
Trusted protection on every wall – DuPont Tyvek® HomeWrap is backed by a 10-year warranty against air and water intrusion.  
Strength that lasts decades – James Hardie® siding and trim are protected by a 30-year limited warranty, giving you lasting curb appeal.  
Comfort guaranteed – Your home's heating and cooling system comes with a manufacturer's limited warranty for dependable performance year after year.  
Built to weather every storm – Your roof is safeguarded with a manufacturer's lifetime limited shingle warranty for lasting protection against Texas weather.

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## Interior Finishes

Thoughtful Details – Sink tilt-out trays at every cabinet sink  
Durable Entryway – Insulated front entry door (panel style may vary)  
Soaring Ceilings – Raised 9' ceilings in first-floor main living areas, dining and kitchen

Elevated Trim Details – 2-1/2" paint-grade baseboards and casing throughout the home—including the garage  
Comfort in Every Room – Box rated fixtures and wired switches in the living room, primary bedroom, and all 2nd bedrooms

Coordinated Hardware Selections – Chrome interior and bath hardware  
Finishing Touches – Chrome cabinet hardware included on all cabinets  
Custom Cabinetry – Paint-grade or stain-grade cabinets, available in your choice of styles & color  
Stylish Flooring Choices – Luxury Vinyl Plank flooring throughout the entry, kitchen, dining, bathrooms, and hallways  
Cozy & Practical Bedrooms – Living room and all bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance

## Kitchen

Full-Overlay Cabinetry – Factory-finished with 36" uppers  
Choice of Countertops – 3cm granite kitchen countertops with 4" backsplash  
Convenient Features – Water line for refrigerator icemaker & 1/3 HP garbage disposal

Stylish Kitchen Faucet – Pfister® chrome pull-down kitchen faucet  
Soft-Close Doors & Drawers – Premium cabinetry feature, standard in every home  
Stainless Steel Samsung® Appliance Package – 5-burner range with No Preheat Mode technology, exterior-vented microwave, and quiet dishwasher

## Smart Home Features

Security made simple – Kwikset® door hardware with SmartKey® technology on all exterior doors makes it easy to re-key your locks in seconds, keeping your family safe and secure.

Comfort from anywhere – Ecobee® Smart Thermostat automatically adjusts between heating and cooling, while giving you full control of your home's climate from any device, anywhere.

## Built Stronger, Smarter, and More Efficient!

All-season protection – Frost-proof hose bibs help prevent freeze damage.

Move-in ready convenience – Utility rooms include an electric dryer connection, saving you time and hassle.  
Engineered HVAC design – Systems are sized, inspected, and tested by 3rd-party engineers for efficiency and comfort.  
Proven energy savings – Every home is independently HERS tested twice, with duct systems pressure-tested to guarantee no leaks.  
A fresher kitchen – Exhaust vented to the outside removes cooking odors, smoke, and moisture; not recirculated like in many homes.  
Air-tight ductwork – Mastic-sealed, insulated ducts keep your conditioned air where it belongs, improving efficiency and indoor air quality.  
Foundation built to last – Enhanced post-tension foundation designed and inspected by a 3rd-party engineer for long-term strength and durability.  
High-efficiency comfort systems – Lennox® 15.2 SEER (gas communities) or 16 SEER (electric communities) HVAC delivers reliable comfort with lower operating costs.

Stronger walls – 2x4 Hem-Fir stud-grade lumber placed 16" on center for consistency and durability.  
Smarter plumbing – Expandable AquaPEX water lines resist leaks and outperform traditional plumbing materials.  
Framing you can trust – Structural framing members are designed and inspected by independent engineers for superior integrity.  
Weather-protected exterior walls – OSB walls wrapped in Dupont Tyvek® with a 10-year warranty protect against moisture and drafts.  
Storm-ready strength – Anchor bolts secure walls to the foundation, and hurricane straps connect walls to rafters for superior stability.  
On-demand hot water, lower energy use – High-efficiency tankless Rinnai electric water heater, giving you endless hot water while saving energy.  
Superior insulation package – R-38 blown-in attic insulation plus R-15 BIBS (Blown-In Blanket System) walls fill every gap for maximum comfort and lower bills.

## Built Beyond Code. Verified Twice.

Strength from the ground up – Your post-tension foundation is engineered and inspected twice by independent engineers, providing lasting durability and peace of mind.  
Comfort engineered for you – Your HVAC system is professionally sized, inspected twice, and tested by 3rd-party engineers, guaranteeing year-round comfort and maximum efficiency.

Framing you can trust – Structural framing members are designed and inspected twice by independent engineers, ensuring your home's structure is sound, safe, and built to last.  
Efficiency proven, not promised – Every home undergoes HERS testing before drywall and again at closing, including duct leak testing, so you know your home delivers the energy savings we promise.

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