

NEW HOME CONSULTANT
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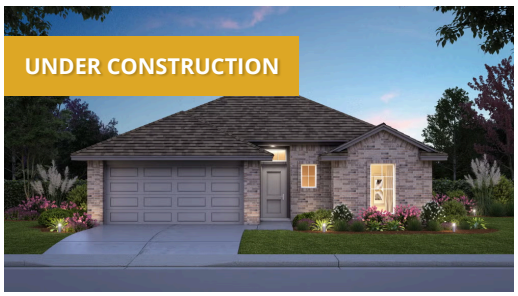
Community: Lexington Heights
Model: 11704 Whirlaway Drive, Willis, TX 77318



12055 Curlin Dr.
Willis, TX 77318

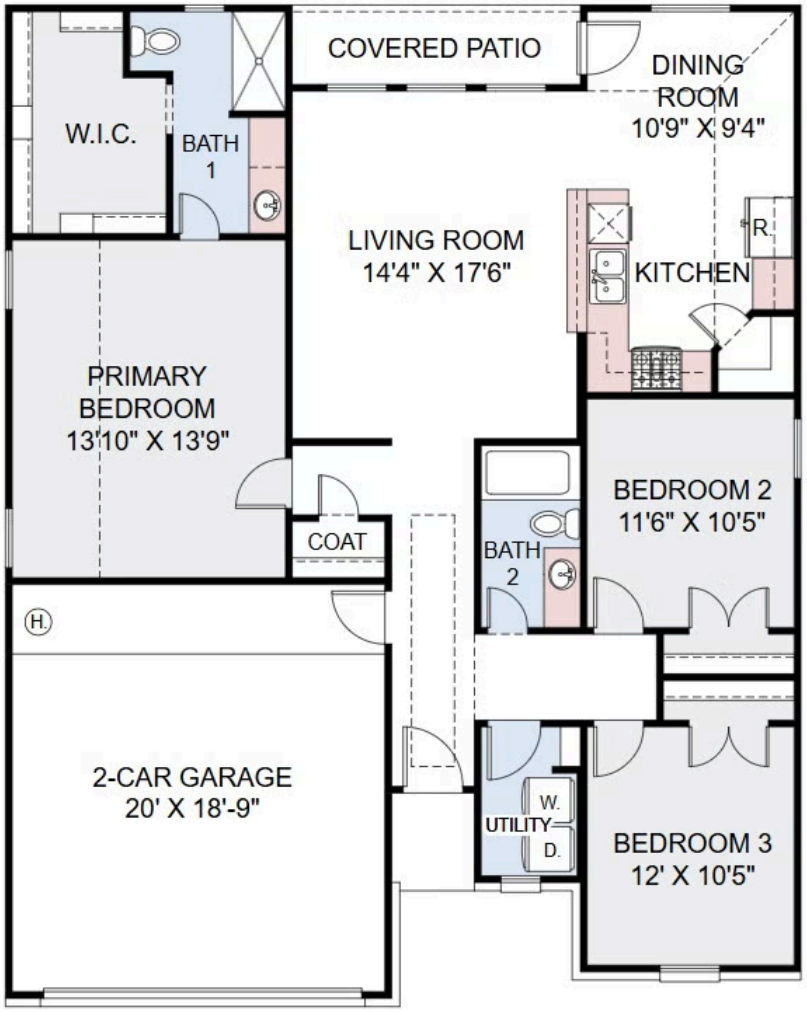
HOME PRICED AT

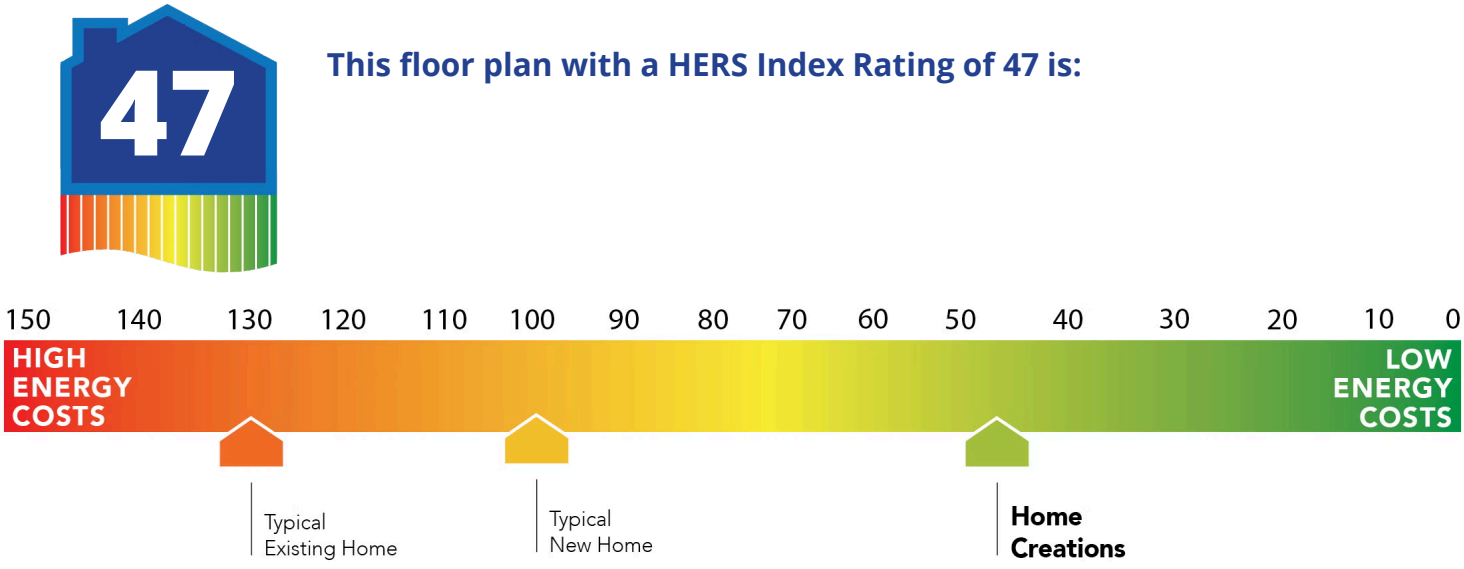
$284,990

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

From the Village Collection

Floor Plan: Bradford
Square Feet: 1,416 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car





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: 12055 Curlin Dr. **Price:** $284,990
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Safety

Cold-Weather Protection - Frost-proof hose bibs
Smart Fire Safety - Hardwired smoke detectors with battery backup for added protection
Weather Protection - OSB exterior walls wrapped with DuPont™ Tyvek" HomeWrap' backed by a 15-year warranty
Worry-Free Roofing - Lifetime Dimensional Shingle with 110 mph wind-resistance, algae resistance, and Class A fire resistance which can save you money on homeowner's insurance.
Foundation Security - Anchor bolts secure perimeter walls directly to the foundation
Hurricane-Resistant Construction - Hurricane straps on each rafter help secure perimeter walls to the roof
Integrated Pest Defense ~ Taexx® Borate pest treatment with built-in pest control tubes throughout the home

Bathroom

Durable Flooring - Luxury Vinyl Plank flooring in all baths
Granite Countertops - 2cm granite bathroom countertops in your choice of color
Full-Overlay Cabinetry - With soft-close doors, drawers, and included cabinet hardware
Luxury Primary Shower - Standard 5' shower with tile to the ceiling in the primary bath
Functional Design - Kneespace in primary bath vanity (per plan)
Hall Bath Convenience - Fiberglass shower/tub combo with wall tile to the ceiling
Stylish Faucets - Pfister®, or equal, in your choice of stainless steel or matte black
Finishing Touches - Coordinating towel bar and paper holder in stainless steel or matte black

Energy-efficiency

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.

Upgraded insulation package - R-30 blown-in attic insulation combined with R-15 BIBS in exterior walls helps your home stay at the perfect temperature while lowering energy costs.
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.
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.
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.
On-demand hot water, lower energy use - High-efficiency water heaters (Navien tankless in gas communities, Rinnai 99% efficient in electric) give you hot water while saving energy.

Exterior Finishes

Polished curb appeal - Semi-gloss exterior paint in two coordinated colors for a rich, lasting finish.
Weather-ready details ~ Frost-proof hose bibs (for homes permitted after 5/2025) for all- season outdoor use without worry.
Beautiful and durable finishes - Brick exterior accented with James Hardie' siding and trim for long- lasting protection and timeless curb appeal.
Front gutters included ~ Standard in your choice of color (for homes permitted after 6/2025) to protect your foundation and improve water drainage.
Built for convenience - Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.
Attractive accents - Composite shutters and/or architectural accents (varies per plan) add charm and character to your home's exterior.
Full 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.
Relax outdoors - Concrete-covered patios (varies per plan), or extended 5' x 10' uncovered patio (per plan) extend your living space for entertaining, grilling, or relaxing evenings

Warranties

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.
BEST IN CLASS - Builder's two-year warranty - Your first two years are worry-free, with direct coverage from us on workmanship and materials.
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.
Built to weather every storm - Your roof is safeguarded with a manufacturer's lifetime limited shingle warranty for lasting protection against Texas weather.
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.
Comfort guaranteed - Your home's heating and cooling system comes with a manufacturer's limited warranty for dependable performance year after year.
Reliable hot water for years - Navien tankless water heaters are backed with a 15-year heat exchanger warranty, plus additional coverage on parts and labor.
Protected from the ground up - Our best in class 2-2-10 New Home Warranty gives you peace of mind with coverage on major systems and structural elements for up to 10 years.

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Interior Finishes

Thoughtful Details - Sink tilt-out trays at every cabinet sink
Custom Cabinetry - Paint-grade or stain-grade cabinets, available in your choice of styles & color
Coordinated Hardware Selections - Interior and bath hardware available in brushed nickel or matte black
Finishing Touches - Cabinet hardware included on all cabinets, with a choice of brushed nickel or matte black finishes
Cozy & Practical Bedrooms - All bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance (primary bedroom and closet to have vinyl for all homes permitted Nov 2026 or later)
Durable Entryway - Insulated front entry door (panel style may vary)
Soaring Ceilings ~ Raised 10' ceilings in living areas and primary bedrooms (single-story plans only)
Elevated Trim Details - 3-1/2" paint-grade baseboards and casing throughout the home — including the garage
Comfort in Every Room - Ceiling fans included in the living room and primary bedroom, with all other bedrooms box-rated and wired for future ceiling fans
Stylish Flooring Choices - Luxury Vinyl Plank flooring throughout the main living areas, entry, kitchen, dining, bathrooms, and hallways (primary bedroom and closet on homes permitted Nov 2026 or later)

Kitchen

Wi-Fi Integrated Oven - Smart cooking convenience with the Samsung® range
Full-Height Tile Backsplash - Your choice of color for a custom designer look
Choice of Countertops - 2cm granite kitchen countertops with 12" overhang on islands (per plan)
Stylish Kitchen Faucet - Pfister® pull-down kitchen faucet in your choice of stainless steel or matte black
Full-Overlay Cabinetry - Factory-finished with 36" uppers & crown moulding
Soft-Close Doors & Drawers - Premium cabinetry feature, standard in every home
Convenient Features - Water line for refrigerator icemaker & 1/3 HP garbage disposal with air switch
Stainless Steel Samsung" Appliance Package - 4 burner range with integrated griddle & No Preheat Mode technology, exterior-vented microwave, and quiet dishwasher

Smart Home Features

Lighting that adapts with you - Deako® modular switches lets you add, reconfigure and relocate smart switches as your lifestyle changes.

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

Cooking made smarter ~ Samsung® range with Wi-Fi capabilities lets you preheat, adjust, or check your oven from your phone, with instant notifications for peace of mind.
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.

Built Stronger, Smarter, and More Efficient!

All-season protection — Frost-proof hose bibs helps protect against freeze damage.

Move-in ready convenience ~ Utility rooms include an electric dryer connection, saving you time and hassle.
Framing you can trust - Structural framing members are designed and inspected by independent engineers for superior integrity.
A fresher kitchen - Exhaust vented to the outside removes cooking odors, smoke, and moisture; not recirculated like in many homes.
Endless hot water - Tankless water heaters (Navien® in gas, Rinnai® in electric) give you on- demand hot water while saving energy.
Air-tight ductwork - Mastic-sealed, insulated ducts keep your conditioned air where it belongs, improving efficiency and indoor air quality.
Superior insulation package - R-30 blown-in attic insulation plus R-15 BIBS (Blown-In Blanket System) walls fill every gap for maximum comfort and lower bills.
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.
Water control built-in - Front gutters included as standard to protect your foundation and landscaping.
Engineered HVAC designed 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.
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.
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.

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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