

Twin Creeks



Property / Community Information

A short distance from Austin, Texas, Twin Creeks is a home and sanctuary to families of all kinds. From nests perched in the branches of stately oaks to award-winning homes designed by some of the country's most prestigious homebuilders, this Hill Country setting is simply unparalleled. Rigorous architectural requirements have preserved the historic nature of this former ranch. Trees and natural greenbelts have been carefully included in the planning of this special community. Set high above the velvety green fairways of the Fred Couples Signature Course, homes will enjoy golf course views with lush greens nestled between creeks and natural limestone walls, and long Hill Country vistas.

Directions

Take 183 North to left on Cypress Creek Road. Turn left on Anderson Mill Road just past Cedar Park High School. Follow the directional signs to the entrance of Twin Creeks Country Club. Turn right at the park entrance onto Bindon Drive (2204 Bindon Dr.).

Easy Access Drive Times

Twin Creeks

Features and Amenities

ELEGANT INTERIORS

- 3/8 Rebound Carpet Pad
- Beautiful Designed Ceilings
- Bedrooms are blocked and wired for ceiling fans
- Brushed Satin Nickel Door Hardware
- Ceiling Fan in Family Room, Master Bedroom, and Game Room (if applicable) with Light Kit
- Choice of Decorator Packages
- Custom Trim Package to Include: Crown Molding per plan, Custom Trim Window Surrounds, Chair Rail in Formal Dining
- Decorator Wall Paint with Contrasting High Gloss White Enamel Doors and Trim
- Dramatic Design and Styling
- Garden Tubs in Master Bath
- Hand-laid Ceramic Tile in Entry, Kitchen, Breakfast Nook, Bathrooms, and Utility
- Powder Bath Features Pedestal Sink (per plan)
- Pre-wired for TV & Phones
- Privacy Door Locks in Master Bath
- Pull-Down Attic Stairways with Lighting
- Recessed Lighting
- Secure Dual Cam Locking For All Windows
- Security System on all Perimeter Doors with 6 Zone Panel and Siren
- Smoke Detectors in all Bedrooms
- Stain Relief Carpet with Limited Five Year Warranty
- Two-Tiered Designer Fireplace Mantle
- Walk-in Closets (per plan)
- Washer & Dryer Hook-ups in all Utility Rooms



Twin Creeks

EXTERIOR CONSTRUCTION

- Authentic Brick and Hardi Plank Siding
- Classic Cast Stone Address Blocks
- Covered Rear Patio (per plan)
- Divided Light Windows in Front of Home
- Elegant Outdoor Lighting to enhance security
- Exquisite Black Coach Lamps (Per Plan)
- Front & Sides Sprinkler System
- Fully Sodded Front and Side Yards with a Landscape Package (Per Community)
- GFI Weatherproof Outlets, Front & Rear
- Handsome, Low-Maintenance Trim Accented with Superior Kwal Paint
- Hose Bibs Front & Rear
- Low Maintenance Embossed Metal Overhead Garage Doors
- Screen on all Operable Windows
- Semi Gloss Easy Care Acrylic Enamel in Wet Areas
- Six Panel Fiber Classic Fiberglass Front Door Low Maintenance and Superior Performance
- Underground Utilities



BATHROOMS

- Ceramic Tile Shower Surround in Master Bath
- Delta Faucets in all Baths
- Elegant Cased Bathroom Mirrors
- Elegant Cultured Marble Vanity in all Baths
- European Hidden Hinges on all Cabinets
- Gleaming Stainless Steel Sink with Vegetable Sprayer
- Hand Laid Ceramic Tile Flooring in all Bathrooms
- Merillat Beautifully Crafted Furniture Finished Oak, 42 Upper Cabinets-

Twin Creeks

Raised Panel in all Baths
Stylish Easy Care Tub & Shower Units (per plan)
Ventilated Bathrooms

GOURMET KITCHENS

Convenient Ice Maker Connection for Refrigerator
Conveniently Located Utility Areas
Easy Care Laminate Countertops Designer Shades
Full Laminate Backsplash
Gas Cook Top Ventilated to Outside of Home
High Capacity Food Disposal
Merillat Beautifully Crafted Furniture Finished Oak, 42 Upper Cabinets
in Kitchen- Raised Panel
Oversized Pantries (most plans)
Pass Through Service Island in Most Kitchens
Recessed Can Lights in Kitchen
Whirlpool Dishwashers & Range
Whirlpool Space Saver Microwave Oven

ENERGY SAVING FEATURES

12 SEER York Heating and Air Conditioning
50 Gallon Water Heater
Extensive attic ventilation
Insulation Factors:
Low E Dual Glazed, Energy Efficient, Thermal Pane Windows
Poly foam Sealant at Base Plates and all Top Plates
R-13 Fiberglass Batt Insulation in Exterior Frame Walls
R-19 Fiberglass Batt Insulation in Sloped Ceilings
R-3.6 Super Insulating Sheathing

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R-30 (Blown In) Insulation in all Flat Ceilings
Zoned Heating and Air Conditioning (Per Plan)

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Area Features

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Schools

In the Leander Independent School District, success is more than a feeling, it is progress that can be measured, evaluated and replicated in classrooms across a district that is fast becoming the school district of choice for thousands of families moving