

# VILLAS at COTTONWOOD TRAIL

a boutique community :: only 22 single family homes



TURNstyle HOMES has a new innovative boutique community, the VILLAS at COTTONWOOD TRAIL just minutes north of Austin in Hutto, Texas.

This quaint community is the perfect place to call home. These new site built patio homes are just a stroll across the street to the Hutto Elementary School, Cottonwod Trail & Fritz Park.

Minutes from shopping, restaurants, schools, parks, splash pads, toll road access, Tesla, & Samsung.



DESIGNED TO INSPIRE  
::  
FOR SMART LIVING  
::  
CREATING  
WELCOMING SPACES



**99 Mager, Hutto, Texas**  
Each home design enhances the resident's experience by bringing the outside in with natural light, green spaces, elegant exteriors, safety, and security. Not only will each home have private parking but their own fenced yard and beautiful native low maintenance landscaping.



**FRITZ PARK**



Cottonwood Trail connects the community to city parks and miles of paved trails in and around Hutto with picnic areas, playgrounds, & countless outdoor activities.



\*Some homesites may have a site premium. Pricing may vary based in upgrades and building changes. Availability, prices, plans, and interest rates subject to change without notice. The material contained in this memorandum is based in part upon information furnished by sources deemed to be reliable. All images are artist renderings, property of Turnstyle Homes, LLC. and are not exact representations of constructed homes.

Restrictions may apply. Subject to city of Hutto and Williamson county approvals, and availability of utilities.

**TURNstyle**  
homes, LLC.

# VILLAS at COTTONWOOD TRAIL

a boutique community

## NEW HOMES from the 200s

ONLY 22  
AVAILABLE

99 MAGER LANE  
HUTTO, TX



### COTTONWOOD TRAIL & FRITZ PARK

- :: Hike & Bike Trails
- :: Horseshoe Pits
- :: Picnic
- :: Playgrounds
- :: Splash Pad
- :: Athletic Fields
- :: Sand Volleyball
- :: Tennis Courts

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# 5 EASY STEPS to Homeownership Villas at Cottonwood Trail

## STEP 1: FLOORPLAN SELECTION (PAGES 4-8)

- a) **PINE** – 2 BEDROOM 1.5 BATH- STARTING AT \$229,900 (only 7 available) – Page 4
- b) **JUNIPER** – 3 BEDROOM 2 BATH – STARTING AT \$249,900
  - Elevation A (4 available) (Page 5)
  - Elevation B (5 available) (Page 6)
- c) **SPRUCE** – 3 BEDROOM 2.5 BATH – STARTING AT \$279,900
  - Elevation A (2 available) (Page 7)
  - Elevation B (4 available) (Page 8)

## STEP 2: HOMESITE SELECTION (PAGES 9-10)

## STEP 3: COMPLETE YOUR RESERVATION SHEET (PAGE 11)

- 1) Deliver reservation sheet & earnest money to listing Agent & Texas National Title
  - Listing Agent contact: RJF Team, Robert Fischer. 512-531-2888, [Robert@RJFteam.com](mailto:Robert@RJFteam.com)
  - Texas National Title contact: Kelley Clampitt 512-345-1559, [Kelley.Clampitt@texasnationaltitle.com](mailto:Kelley.Clampitt@texasnationaltitle.com)

## STEP 4: CONTACT LENDER FOR APPROVAL –

- Guild Mortgage: Carson Vaughn – 512-439-7555, [carson.vaughn@guildmortgage.net](mailto:carson.vaughn@guildmortgage.net)

## STEP 5: COMPLETE CONTRACT FROM RJF TEAM (LISTING AGENT)

Once approved with Lender (Guild Mortgage) – return executed contract to RJF Team

- RJF Team, Robert Fischer. 512-531-2888, [Robert@RJFteam.com](mailto:Robert@RJFteam.com)

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|       |      |                       |      |
|-------|------|-----------------------|------|
| Buyer | Date | Turnstyle Homes, LLC. | Date |
|-------|------|-----------------------|------|

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|       |      |                       |      |
|-------|------|-----------------------|------|
| Buyer | Date | Turnstyle Homes, LLC. | Date |
|-------|------|-----------------------|------|

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the PINE

2 Bedroom  
1.5 Bath  
832 sq. ft.

\*Square footages are approximate

\$229,900

Pre-construction Pricing does not include  
Site Premiums



**VIEW 1**

1st Floor

ONLY 7  
AVAILABLE

2nd Floor



The PINE says cozy yet spacious with the living room extending into the dining room, and open kitchen. Nestled with light, a special corner room is flexible for creativity as a home office, play room, reading corner or exercise. The main floor hosts a discreet half bath near the downstairs washer/dryer room. Upstairs, you will find 2 spacious bedrooms with large closets & 1 full bathroom. This charming abode is cleverly designed for comfort and privacy for the perfect space to call home.

Welcome home to the Villas at Cottonwood Trail, a boutique community in Hutto, Texas.

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\*Vinyl flooring upgrade shown in rendering

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\$249,900

Pre-construction Pricing does not include  
Site Premiums3 Bedroom  
2 Bath  
1024 sq. ft.

\*Square footages are approximate



VIEW 1

1st Floor

ONLY 4  
AVAILABLE

2nd Floor



The JUNIPER offers a bright & open plan expanding from the living room into the kitchen & dining room. An ensuite main floor bedroom is located privately through the modern kitchen by the downstairs washroom.

Upstairs, the modern living space is streaming with natural light from large windows. You will find 2 spacious bedrooms with large closets & 1 full bathroom. The washer/dryer connections are conveniently located by the upstairs washroom. This airy & quaint sanctuary creates a comforting, clean, & modern home.

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\$249,900

Pre-construction Pricing does not include  
Site Premiums

3 Bedroom  
2 Bath  
1024 sq. ft.

\*Square footages are approximate



VIEW 1

1st Floor

ONLY 5  
AVAILABLE

2nd Floor



The JUNIPER offers a bright & open plan expanding from the living room into the kitchen & dining room. An ensuite main floor bedroom is located privately through the modern kitchen by the downstairs washroom.

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\$279,900

Pre-construction Pricing does not include  
Site Premiums

3 Bedroom  
2.5 Bath  
1152 sq. ft.

\*Square footages are approximate



VIEW 1

1st Floor

ONLY 2  
AVAILABLE

2nd Floor



VIEW 1



The SPRUCE welcomes you into an open living room extending into the kitchen & large dining room. The half bath is tucked privately by the owner's ensuite on the main floor.

Upstairs, the flex space allows for endless uses to fit your needs, a home office, kids play space, reading nook, or media room. Two spacious bedrooms with large closets & 1 full bathroom span across the second floor. The washer/dryer connections are conveniently located by the upstairs washroom. This spacious and cozy abode allows you to create your home your way.

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3 Bedroom  
2.5 Bath  
1152 sq. ft.

\*Square footages are approximate

**\$279,900**

Pre-construction Pricing does not include  
Site Premiums



**VIEW 1**

1st Floor

**ONLY 4  
AVAILABLE**

2nd Floor



**VIEW 1**



The SPRUCE welcomes you into an open living room extending into the kitchen & large dining room. The half bath is tucked privately by the owner's ensuite on the main floor.

Upstairs, the flex space allows for endless uses to fit your needs, a home office, kids play space, reading nook, or media room. Two spacious bedrooms with large closets & 1 full bathroom span across the second floor. The washer/dryer connections are conveniently located by the upstairs washroom. This spacious and cozy abode allows you to create your home your way.

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# HOMESITE SELECTION :: SITES 1-22

**PINE - only 7 available**

**JUNIPER A - only 4**

**JUNIPER B - only 5**

**SPRUCE A - only 2**

**SPRUCE B - only 4**



\*Site plan design and layout is contingent upon engineering and city approval. Pricing may vary based on upgrades and building changes. Availability, prices, floorplans, materials, interest rates subject to change without notice. All images are artist's renderings, property of Turnstyle Homes, LLC. and are not exact representations of constructed homes.

## VILLAS AT COTTONWOOD TRAIL

| UNIT<br>SITE | FLOOR<br>PLAN | ELEV-<br>ATION | SQ. FT | BED/<br>BATH | SALES<br>PRICE |
|--------------|---------------|----------------|--------|--------------|----------------|
| 2            | PINE          |                | 832    | 2/1.5        | \$ 229,900     |
| 4            | PINE          |                | 832    | 2/1.5        | \$ 229,900     |
| 7            | PINE          |                | 832    | 2/1.5        | \$ 232,400     |
| 10           | PINE          |                | 832    | 2/1.5        | \$ 229,900     |
| 12           | PINE          |                | 832    | 2/1.5        | \$ 232,400     |
| 14           | PINE          |                | 832    | 2/1.5        | \$ 229,900     |
| 16           | PINE          |                | 832    | 2/1.5        | \$ 229,900     |
| 1            | JUNIPER       | A              | 1024   | 3/2          | \$ 251,400     |
| 8            | JUNIPER       | A              | 1024   | 3/2          | \$ 249,900     |
| 19           | JUNIPER       | A              | 1024   | 3/2          | \$ 252,400     |
| 21           | JUNIPER       | A              | 1024   | 3/2          | \$ 257,400     |
| 3            | JUNIPER       | B              | 1024   | 3/2          | \$ 249,900     |
| 6            | JUNIPER       | B              | 1024   | 3/2          | \$ 252,400     |
| 13           | JUNIPER       | B              | 1024   | 3/2          | \$ 249,900     |
| 17           | JUNIPER       | B              | 1024   | 3/2          | \$ 249,900     |
| 22           | JUNIPER       | B              | 1024   | 3/2          | \$ 259,900     |
| 9            | SPRUCE        | A              | 1152   | 3/2.5        | \$ 279,900     |
| 20           | SPRUCE        | A              | 1152   | 3/2.5        | \$ 282,400     |
| 5            | SPRUCE        | B              | 1152   | 3/2.5        | \$ 279,900     |
| 11           | SPRUCE        | B              | 1024   | 3/2.5        | \$ 281,400     |
| 15           | SPRUCE        | B              | 1024   | 3/2.5        | \$ 279,900     |
| 18           | SPRUCE        | B              | 1152   | 3/2.5        | \$ 279,900     |

\*Site plan design and layout is contingent upon engineering and city approval. Some homesites may have a site premium due to foundation costs, fire protection requirements, and other deemed construction requirements and costs by engineer and/or city. Pricing may vary based in upgrades and building changes. Availability, prices, floorplans, materials, interest rates subject to change without notice. The material contained in this memorandum is based in part upon information furnished by sources deemed to be reliable. All images are artist's renderings, property of Turnstyle Homes, LLC. and are not exact representations of constructed homes. This is not a commitment to lend. Restrictions may apply.

# Letter of Reservation for Home Purchase

VILLAS AT COTTONWOOD TRAIL  
a boutique community



LOCATION: 99 Mager Lane, Hutto, TX 78634  
 Seller: TURNSTYLE HOMES, LLC  
 Buyer(s): \_\_\_\_\_  
 Buyer Phone: \_\_\_\_\_  
 Buyer Email: \_\_\_\_\_  
 Buyer's Agent: \_\_\_\_\_  
 Buyer's Agent Phone & Email: \_\_\_\_\_

Buyer Floor Plan Choice: \_\_\_\_\_ Site Choice: \_\_\_\_\_ Sales Price: \_\_\_\_\_

1. To reserve a home as an **owner occupied buyer**:
  - a) **Owner-occupied buyer** deposits \$2,500.00 initial earnest money with and **payable to**:  
**Texas National Title, Attn: Kelley Clampitt, 3508 Far West Blvd., Suite 190, Austin, TX 78731**  
 (Kelley Clampitt – 512-345-1559, [Kelley.Clampitt@texasnationaltitle.com](mailto:Kelley.Clampitt@texasnationaltitle.com)) Earnest money is refundable until the executed contract date with preferred lender approval.
  - b) Apply for a home loan with Builder's preferred local lender, Guild Mortgage, within 5 business days of this signed agreement. Within 5 business days of approval from Guild Mortgage, Buyer to complete and sign Purchase Agreement Contract. (Carson Vaughn – 512-439-7555, [carson.vaughn@guildmortgage.net](mailto:carson.vaughn@guildmortgage.net))
  - c) For owner occupied buyers, an additional \$500.00 earnest money to be deposited within 3 business days of city building permit approval to Texas National Title, Kelley Clampitt.
2. To reserve a home as an **non-owner occupied buyer**:
  - a) **Non-owner occupied buyer** deposits \$2,500.00 initial earnest money with and **payable to**:  
**Texas National Title, Attn: Kelley Clampitt, 3508 Far West Blvd., Suite 190, Austin, TX 78731**  
 (Kelley Clampitt – 512-345-1559, [Kelley.Clampitt@texasnationaltitle.com](mailto:Kelley.Clampitt@texasnationaltitle.com)) Earnest money is refundable until the executed contract date with preferred lender approval.
  - b) Apply for a home loan with Builder's preferred local lender, Guild Mortgage, within 5 business days of this signed agreement. Within 5 business days of approval from Guild Mortgage, Buyer to complete and sign Purchase Agreement Contract. (Carson Vaughn – 512-439-7555, [carson.vaughn@guildmortgage.net](mailto:carson.vaughn@guildmortgage.net))
  - c) For non-owner occupied buyers, an additional \$2,500.00 earnest money to be deposited within 3 business days of city building permit approval to Texas National Title, Kelley Clampitt.
3. Condo reservations/ purchase agreements on first come basis (date received by Texas National Title), subject to approval by lender. Earnest money, approval letters and a completed/signed contract date will be the final determination.
4. All reservations and contracts are subject to the city approval of the zoning, site plan, and construction plans of site and buildings.

\_\_\_\_\_  
 Buyer \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Turnstyle Homes, LLC. \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Buyer \_\_\_\_\_ Date \_\_\_\_\_