

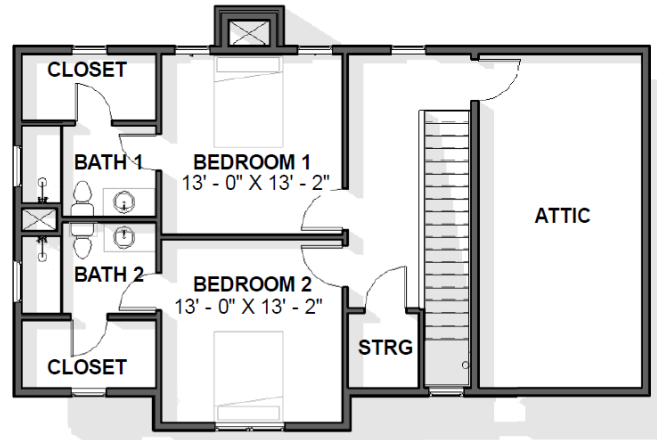
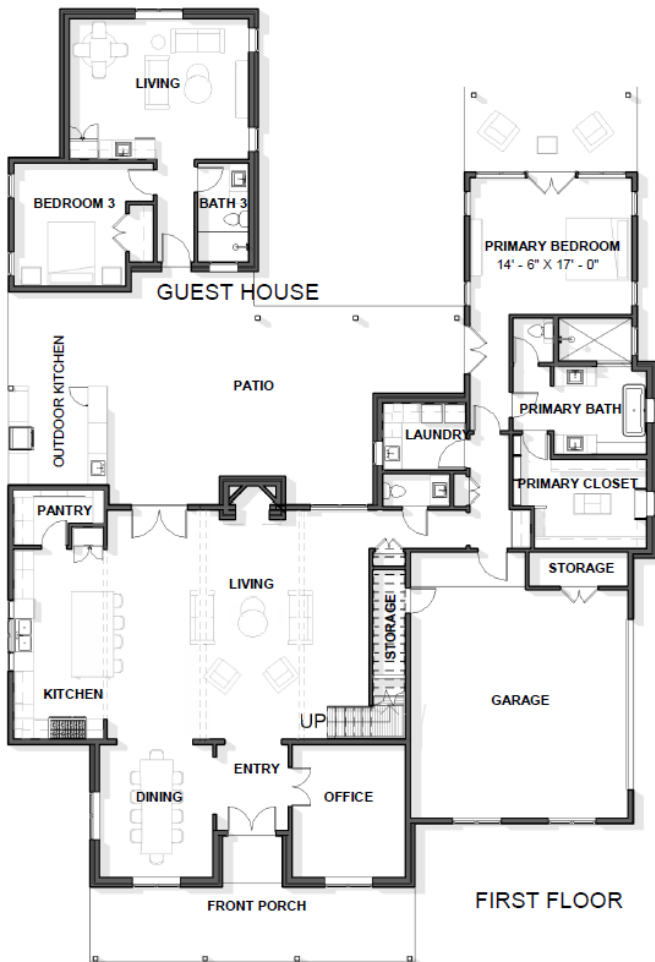


LUXURY COLLECTION  
BY SOUTHERN CREEK HOMES

COMING  
SOON

TEXAS HILL COUNTRY INSPIRED  
3,943 SF HOME INCLUDING CASITA  
ON +/- 1.02 ACRE LOT IN  
PRIVATE, GATED COMMUNITY  
IN MILLICAN RESERVE

19363 MOONLIT HOLLOW  
COLLEGE STATION, TEXAS  
OFFERED AT \$1,129,900



SECOND FLOOR

MILLICAN  
RESERVE

SQUARE FOOTAGE	
FIRST FLOOR:	2,462 SF
SECOND FLOOR:	673 SF
GUEST HOUSE:	808 SF
<b>TOTAL:</b>	<b>3,943 SF</b>



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# LUXURY COLLECTION BY SOUTHERN CREEK HOMES

## 19363 Moonlit Hollow Specifications

\$1,129,900

- Custom co-designed home between Southern Creek Homes and Locksley Architecture + Design Studio
- +/- 1.02 acres lot in The Hollow at Millican Reserve, a private, gated, conservation-focused community located in College Station, Texas – just 11 miles from Texas A&M University
- Luxurious 3,943 SF Home and Casita feature a total of four bedrooms, four full bathrooms, 1 half bathroom, and much more
- Casita features its own bedroom, full bathroom, and living area
- Texas Hill Country inspired elevation features multi-texture exterior and accents, full gutters, and metal roofing system
- Rear outdoor living retreat designed for entertaining includes outdoor kitchen with large workstation, built-in stainless-steel gas grill, refrigerator, sink, and wired for a TV
- Custom designed and built kitchen cabinets featuring 42" uppers, soft close hinges, full extension drawer guides, and under cabinet accent lighting
- Natural Granite on all countertops throughout the home
- Thermador stainless steel appliance package including 48" range with double oven
- Living Room includes 42" direct vent fireplace and is prewired for 5.1 Surround Sound
- Audio/Data: All bedrooms are wired with Cat-6 cable and RG6 coax. Patio is prewired for 2 speakers. Exterior prewired for 4 security cameras.
- Primary en suite includes soaker free-standing tub and large walk-in shower
- Large primary walk-in closet with seasonal third row rods
- 8' interior solid core doors throughout
- Decora switches throughout
- Ceiling fan prewired in all bedrooms, living room, and patio
- Tankless Water Heater to serve the entire home
- Two-car garage features 8' doors and epoxy coated floor
- Propane tank and professionally engineered septic system
- Landscaping irrigation system



VIEW SCH INSPIRATION GUIDE

### M Luxury Collection by Southern Creek Homes includes:

#### ASSURANCE:

- RESNET Energy Smart Builder dedicated to increasing the energy performance of the custom homes we build. Every Home is a HERS Rated Home.
- ENERGY STAR PARTNER committed to offering ENERGY STAR® and Indoor airPLUS certified homes that provide homeowners with energy efficiency and improved air quality
- Professionally engineer designed foundation including in-depth soil analysis by geotechnical engineering firm
- Professionally engineer designed framing layout
- Third-party 1-year workmanship, 2-years systems, and 10-year structural warranty protection
- HVAC 10 Year Labor & Equipment Warranty

#### EFFICIENCY AND CRAFTSMANSHIP:

- 2 x 6 Exterior Wall Framing
- ZIP System® exterior wall sheathing with an integrated air and water-resistive barrier that delivery moisture and air protection
- AdvanTech® subflooring (where applicable)
- TechShield® radiant barrier roof sheathing
- HardieTrim® and HardieSoffit® fascia and soffit
- Anderson® 100 Series energy efficient windows
- Blow-In Blanket System (BIBS) R-22 wall insulation and R-38 blown-in attic insulation
- Proprietary whole home air seal envelope system
- PEX Water Supply Plumbing System
- High efficiency 16 SEER HVAC system with R-8 buried duct system, Ecobee smart thermostats, and UV light to help increase air quality in home
- LED energy efficient lighting throughout home

*Please note: Southern Creek Homes reserves the right to change features and specifications during construction and prior to entering into a contract with customer.*