

COME HOME TO A DREAM

TEXAS HILL COUNTRY INSPIRED ELEVATION FEATURES MULTI-TEXTURE EXTERIOR ON +/- 1.28 ACRE LOT IN PRIVATE, GATED COMMUNITY IN MILLICAN RESERVE

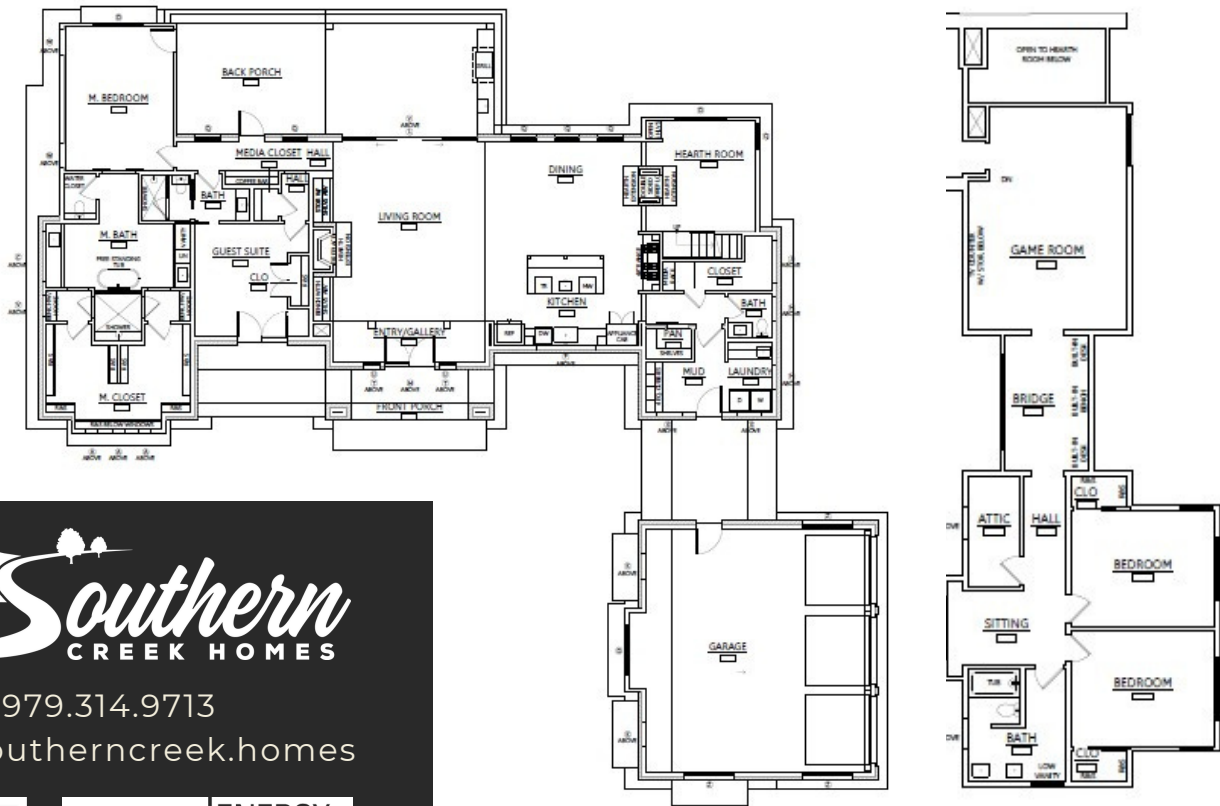
19345 MOONLIT HOLLOW
COLLEGE STATION, TEXAS

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LUXURY COLLECTION
BY SOUTHERN CREEK HOMES



MILLICAN
RESERVE



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ENERGY
STAR
PARTNER





LUXURY COLLECTION BY SOUTHERN CREEK HOMES

19345 Moonlit Hollow Specifications

- Custom co-designed home between Southern Creek Homes and PACT Design Studio
- +/- 1.28 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 3,885 SF home features four Bedrooms, three full bathrooms, 1 half bathroom, hearth room, game room, and much more!
- Texas Hill Country inspired elevation features multi-texture exterior and accents, full gutters, and metal roofing system
- Accent lighting across front elevation including electrical outlets under eaves for Christmas lights
- EV-Ready three-car garage features 8' doors, epoxy coated floor, and pre-wired dedicated 240V power supply for Level 2 EV charging. EV charging station not included.
- Retractable multi-slide door system opening to rear outdoor living retreat designed for entertaining including outdoor kitchen with large workstation, built-in stainless-steel gas grill, refrigerator, sink, and wired for a TV
- Propane tank and professionally engineered septic system
- Landscaping irrigation system
- Custom designed and built kitchen cabinets featuring 66" uppers, soft close hinges, and full extension drawer guides. Includes accent lighting both under and above kitchen cabinets.
- 3cm Natural Granite on all countertops throughout the home
- Stainless steel appliances including double oven
- 48" professional range top and vent hood completes this kitchen design
- Living Room includes 42" direct vent fireplace and is prewired for 5.1 Surround Sound
- Relaxing Hearth Room with 42" direct vent fireplace
- Master en suite includes soaker free-standing tub and large walk-in dual entry shower
- Large master walk-in closet with seasonal third row rods
- Large mud room and laundry room with bench, sink, upper and lower built-in cabinets
- Game Room with built-in TV counter and storage below
- Built-in student workstations in bridge over porte-cochere
- 8" Interior solid core doors in all focal area
- Decora switches throughout
- Ceiling fan prewired in all bedrooms, living room, and patio
- Tankless Water Heater to serve the entire home



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
- Third-party 1-year workmanship, 2-years systems, and 10-year structural warranty protection

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
- TechShield radiant barrier roof sheathing
- HardieTrim® and HardieSoffit® fascia and soffit
- Vinyl Low-E Glass Double-Pane 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 and Ecobee smart thermostats
- 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.