



**6 TRADITIONS AT VIZCAYA • (512) 717-3196 • 4837 Terraza Trail • Round Rock**

**Aimee Klepac: 512-810-2822 (cell) • James McNulty: 512-516-9792 (cell)**



Quick  
Move-In  
Homes  
Available  
4 MODELS

TRADITIONS AT  
VIZCAYA

| ADDRESS              | PLAN                   | MLS#           | BD/BTH/ST/CAR   | SQ. FT. | PRICE NOW | COMPLETION    |
|----------------------|------------------------|----------------|-----------------|---------|-----------|---------------|
| 3006 Brianza Pass    | Monarch                | <b>7464680</b> | 3 / 3 / 1 / 3   | 3,021   | \$500,000 | Available Now |
| 4837 Terraza Trail   | Wentworth <b>MODEL</b> | <b>2141902</b> | 3 / 4 / 2 / 3   | 3,423   | \$550,000 | Ask           |
| 2520 Portici Pass    | Windsor                | <b>9201143</b> | 4 / 3 / 1 / 3   | 2,711   | \$404,000 | March         |
| 2609 Enza Drive      | Magnolia               | <b>8381230</b> | 3 / 2 / 1 / 2   | 1,969   | \$332,373 | March         |
| 5114 Veranda Terrace | Chambray               | <b>4619257</b> | 4 / 3 / 1 / 2   | 2,275   | \$381,387 | April         |
| 5125 Veranda Terrace | Auburn                 | <b>9644289</b> | 3 / 2.5 / 1 / 2 | 2,062   | \$334,141 | May           |
| 2616 Enza Drive      | Primrose               | <b>4598248</b> | 4 / 2.5 / 2 / 3 | 2,802   | \$377,546 | May           |

**7 MONTEBELLO • (512) 266-6503 • 9207 Bayshore Bend • Austin**

**Kelly Gilbert: 512-299-7329 (cell) • Toney Boswell: 512-468-3605**



NEW  
PHASE

Montebello

| ADDRESS               | PLAN   | MLS#           | BD/BTH/ST/CAR   | SQ. FT. | PRICE NOW | COMPLETION |
|-----------------------|--------|----------------|-----------------|---------|-----------|------------|
| 11902 Bay Heights Way | Benito | <b>4211983</b> | 4 / 3.5 / 2 / 2 | 2,491   | \$499,065 | March      |
| 11911 Bay Heights Way | Madera | <b>6499626</b> | 3 / 2.5 / 1 / 2 | 2,016   | \$500,000 | April      |

**8 FOUNDERS RIDGE • (512) 292-6186 • 150 Osage Court • Dripping Springs**

**Rebekah Gatlin: 512-771-3964 (cell)**



NEW  
PHASE

DRIPPING SPRINGS  
FOUNDERS RIDGE

| ADDRESS             | PLAN      | MLS#           | BD/BTH/ST/CAR   | SQ. FT. | PRICE NOW | COMPLETION |
|---------------------|-----------|----------------|-----------------|---------|-----------|------------|
| 181 Arbor Bay Drive | Preston   | <b>1038682</b> | 4 / 3 / 1 / 3   | 2,509   | \$437,095 | May        |
| 190 Arbor Bay Drive | Chambray  |                | 5 / 4 / 2 / 3   | 2,895   | \$494,151 | May        |
| 219 Arbor Bay Drive | Ashton    | <b>4164025</b> | 3 / 2.5 / 1 / 3 | 2,315   | \$429,979 | June       |
| 167 Arbor Bay Drive | Windsor   |                | 4 / 3 / 1 / 3   | 2,711   | \$445,892 | June       |
| 207 Arbor Bay Drive | Wentworth |                | 4 / 3 / 1 / 3   | 2,728   | \$452,043 | June       |

**9 EASTON PARK • (512) 364-4738 • Austin**

**Martha Alarcon: 512-364-4738 (cell)**



NOW OPEN  
IN AUSTIN

EASTON PARK

| ADDRESS              | PLAN     | MLS# | BD/BTH/ST/CAR   | SQ. FT. | PRICE NOW  | COMPLETION |
|----------------------|----------|------|-----------------|---------|------------|------------|
| 7604 Hillock Terrace | Amaretto |      | 3 / 2.5 / 2 / 2 | 2,565   | \$374,556  | Oct./Nov.  |
| 7905 Bestride Bend   | Onyx     |      | 4 / 3 / 1 / 3   | 2,446   | \$367,688* | Oct./Nov.  |
| 7713 Bestride Bend   | Calabash |      | 3 / 3 / 1 / 2.5 | 2,825   | \$405,170* | Oct./Nov.  |
| 8017 Bestride Bend   | Pewter   |      | 4 / 3 / 1 / 3   | 2,487   | \$376,752* | Oct./Nov.  |



\* "Broker Relocation Fee Reimbursement offer (the "Relo Offer") valid for a limited time only. At Closing, Taylor Morrison will reimburse the relocation fee paid by Broker for a qualified transaction up to 45% of Seller's 3% base commission (exclusive of any other additional Broker bonuses that may apply). Relo Offer payment is in addition to Seller's 3% commission paid per the standard terms of the Broker Referral Policies & Procedures (per community) and any other applicable Broker Bonus (if any) for which Broker qualifies. A "qualified transaction" must satisfy all of the following requirements for eligibility: 1) Buyer's employer has retained an official relocation company to assist buyer in relocating to the Austin area in which the new home is located; 2) The Relocation Company has engaged the services of buyer's registered broker on the transaction; 3) Offer valid on Taylor Morrison Austin-area inventory homes and new home contracts, which are written as of 1/27/18 and close by 12/31/18 only ("Relo Offer Promotion Period"); 4) Must present this Relo Reimbursement e-blast or flyer as of the Purchase Agreement Date and 5) Satisfactory written proof of the Relo Fees to be paid at Closing by Buyer's Broker to 3rd party relocation company for their client's qualifying purchase must be presented to Seller at least 30 days prior to Closing and reflected on the Closing Disclosure (or settlement statement), as applicable. All other terms and conditions of Taylor Morrison's Austin Division's Broker Referral Policies & Procedures (per community) apply. Offers, plans, Broker bonuses, prices, and availability are subject to change without notice. Taylor Morrison reserves the right to modify or discontinue the Relo Offer at any time without notice. Broker solely responsible for all applicable taxes. Please see a Taylor Morrison Community Sales Manager for complete details and review our Terms of Use by visiting www.taylormorrison.com for additional information and disclaimers. Offer void where prohibited or otherwise restricted by law. All home and community information (including, but not limited to prices, availability, Broker and buyer incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change, availability or delay without notice. For our age-qualified community of Heritage at Vizcaya only: At least one resident must be at least 55 years of age or older and some residents may be younger. Complete details available. © January 2018, Taylor Morrison of Texas, Inc. All rights reserved. \*\* Limited time Broker/Real Estate Agent Bonus Commission Promotion of an additional 1% Bonus Commission plus 3% Standard Commission (4% Total Commission) on eligible inventory homes on this flyer only—9103 Bayshore Bend and 11901 Vizcaya Way. For eligibility: (1) Broker must accompany and register its client on first visit to the applicable participating Communities) listed above during the Promotion Period, and (2) Broker's client must enter into a new purchase agreement for an eligible inventory home as of 1/2/19 that can close on or before 12/22/19 ("Promotion Period"). Total Commission payable to actively licensed TX Broker at Closing only upon client's successful Closing and satisfaction of eligibility criteria and is based on the Total Purchase Price (as defined in the Purchase Agreement), excluding any and all pools, fees, incentives and seller's contributions toward closing costs as of the closing date. Commission cannot be used to reduce the purchase price of the home. No team sales; only individual Selling Agent may qualify. All distributions of commissions must be paid at closing and reflected on the Closing Disclosure ("CD") for financed transactions or settlement statement for cash transactions. All other terms and conditions of Seller's Broker Referral Policies & Procedures (Austin-Area) and Broker Bonus Addendum apply. Broker solely responsible for all applicable taxes. Not valid for model homes, to-be-built homes, contracts entered into outside of the Promotion Period, out of state licenses, Texas attorneys or for any other Taylor Morrison Division. Additional details and restrictions may apply and select inventory homes subject to prior sale. Broker/Real Estate Agent may elect to waive participation by applying its Broker/Real Estate Agent Bonus to its client's discount towards Closing Costs. Please see a Taylor Morrison Community Sales Manager for complete details and review our Terms of Use by visiting www.taylormorrison.com for additional information and disclaimers. May not be combined with any other special Broker bonuses or offers. Offer void where prohibited or otherwise restricted by law. All community and home information (including, but not limited to prices, views, availability, school assignments and ratings, incentives, floor plans, site plans, features, standards and options, assessments and fees, planned amenities, programs, conceptual artists' renderings and community development plans) is not guaranteed and remains subject to change or delay without notice. Complete details available. © January 2019, Taylor Morrison of Texas, Inc. All rights reserved.