

NEW HOMES NEWS

VOLUME 1 ISSUE 4

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Hillcrest Homes Breaks Ground on New Model at Sunset Ridge Estates

Hillcrest Homes of Texas has broken ground on a new model home in La Grange's newest community, Sunset Ridge Estates. Located on the corner of Von Rosenberg and Rose Mayer Loop, the home is scheduled for completion in January or February 2004. Robert Hill, the owner of Hillcrest Homes, believes that this new model home will exhibit quality craftsmanship and custom details that the Fayette area residents are sure to be delighted.

Filled with charm, the model home's design opens with a classic covered porch at the front. The stone accents provide warmth and character to the exterior, as well as the steeply pitched roofline and double gables.

Enter the great room, and you'll be greeted by airy 12-foot ceilings, a cozy fireplace, and tiled floors, which lead you through the open floor plan into the bayed dining area and vaulted kitchen.

Enjoy a luxurious master suite,



*Color-rendered elevation of
The Meriwether, Hillcrest
Homes' New Model Home in
Sunset Ridge Estates*

and relax in an oversized bedroom that boasts a trayed ceiling treatment, or perhaps you would rather retreat to the vaulted bath with both a garden tub and separate shower, dual vanities and walk-in closet. Either way, you are sure to be satisfied with the many custom details Hillcrest Homes offer.

Two additional bedrooms grace the front of this single story with large picture windows that nearly reach the floor. One bedroom features a vaulted ceiling, and the two

(continued on the back)

*Hillcrest Homes
Now Building in
Bastrop County at The
Arbors at Dogwood
Creek*

Hillcrest Homes is scheduled to begin construction early December on an elegant and spacious, all-brick four bedroom, four bath home in The Arbors at Dogwood Creek. The 3,000 plus square foot single-floor home is nestled on a three acre cul-de-sac lot and features a formal living and separate family room, large kitchen and breakfast room, formal dining room, an impressive master suite, and three additional bedrooms. Windows sweep across the entire back exterior of the home, allowing the homeowners a breathtaking view of their property. An additional detached garage is also being constructed.

This home and Hillcrest Homes will be featured on the Austin Home Builder's Association Tour of Homes at the end of March 2004. Everyone is welcome to come by the home site, tour the home, and meet the builder, Robert Hill. Contact the HBA of Greater Austin for detailed information. Signs will be provided to direct you to the home.

Also, please come by this home in The Arbors at your own leisure. To tour the home, from Bastrop take Highway 95 north towards Elgin, about 15 miles. The Arbors entrance is on the right. Take the first left on Elmwood Drive, and follow the road to the cul-de-sac at 200 Elmwood Drive. You will see a Hillcrest Homes sign on the lot. Completion of the home is expected in the Spring 2004. Call Robert Hill for information about building in The Arbors at (979) 966-2574.

HILLCREST HOMES OF TEXAS FEATURED PLAN

From the Classic Collection

PLAN 2003

Master down floor plan

3 or 4 bedrooms

2 1/2 baths

*Vaulted living and dining areas,
large master suite with trayed ceiling,
optional loft or 4th bedroom
and large optional bonus room!
Build this home in Sunset Ridge!*



Visit our website's Home Plan Portfolio to view the floor plan.

www.hillcresthomesoftexas.com

Ask the Builder: Frequently Asked Questions

1. What type of slab does Hillcrest Homes build?

Hillcrest Homes of Texas uses the post-tension cable system to build their homes' foundations. Post-tension slabs are engineered concrete slabs guaranteed not to crack from expansive soils by a structural engineer.

First, a soil test is taken from the property's soil, and this tells how deep the footings will go. Generally, a footing extends 24 to 30 inches deep but can go as far as 42 inches deep. Once the footings are in place, post-tension cables are assembled criss-cross and covered with plastic to prevent excess moisture. If necessary, extra cables are placed in the foundation where additional reinforcement is needed. The concrete is then poured and leveled. After the concrete hardens, 33,000 pounds of pressure is placed on each individual cable thus pulling the concrete slab together, creating a very strong foundation.

However, almost all concrete slabs develop what is called "crazing" when they harden. Crazing is the formation of fine random cracks on the surface of the concrete caused by shrinkage of the surface layer. This type of crack does not affect the structural integrity of the foundation.



*Robert Hill, Builder and Owner
of Hillcrest Homes of Texas*

2. What if Hillcrest Homes does not offer a floor plan I like on their website?

Hillcrest Homes is here for you, the customer. The floor plans posted on our website are only a fraction of what we can build. If you do not find a floor plan that meets your needs or desires, you may contact Robert Hill at (979) 966-2574 or newhomes@hillcresthomesoftexas.com. We will be more than happy to search for the design that closest meets your needs and customize the floor plan uniquely for you, or you can meet with one of our architects to custom design your home. It's as easy as choosing a floor plan from among our portfolio.

Building a home is a major life event, and Hillcrest Homes wants to be there and make sure you have a home you want the way you want it and nothing less. Please be sure to contact Robert Hill, and he will assist you in finding your dream home.

(continued from front)
bedrooms share a bath.

Hillcrest Homes is proud to showcase the model's 9-foot ceilings in all rooms that are not vaulted, even spaces like closets. The tall ceilings give the feeling of a larger area and provide additional storage space.

Anyone who wishes to view the model home under construction is welcome to do so at their own leisure or by making an appointment to meet Robert Hill at the home. The completed model home will showcase our standard features, some optional upgrades, and will be open for viewing Monday through Saturday.

The model home is for sale, and Hillcrest Homes has chosen four additional premium lots, including two of the only tree-covered lots available in Sunset Ridge. Hillcrest Homes will build your plan or has many other floor plans that are suitable for Sunset Ridge Estates. We will also build on your lot or ours or even your own land. Call Robert Hill, 979-966-2574, for details about building a home.

Average National Mortgage Rates* as of 12/18/03

30 Year Fixed	5.75%
15 Year Fixed	5.00%
FHA/VA 30 Year Fixed	5.75%

*Rates based on zero points.
Rates taken from www.mortgageresearchcenter.com.

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Hillcrest Homes of Texas

P.O. BOX 902
LA GRANGE, TEXAS 78945
(979) 966-2574

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www.hillcresthomesoftexas.com
newhomes@hillcresthomesoftexas.com