

# NEW HOMES NEWS

VOLUME 2 ISSUE 5

SPRING 2004

## Hillcrest Homes's Ribbon Cutting Ceremony Was Held April 12th

**L**a Grange area residents celebrated Hillcrest Homes of Texas ribbon cutting on Monday, April 12, 2004. The ribbon cutting ceremony signifies the official "grand opening" of Hillcrest Homes in the La Grange and Fayette County area. Those in attendance were Robert Hill, Hillcrest Homes owner and builder, his wife and daughter, La Grange Chamber of Commerce president and chairpersons, local bank representatives, the Sunset Ridge Estates developer, and local real estate agents. The ribbon cutting ceremony took place at the Hillcrest Homes newly completed model home, The Meriwether, located in Sunset Ridge Estates. The model home is now sold, and the new residents will be moving in shortly. Robert Hill plans to start construction of a new model home as soon as possible in Sunset Ridge Estates. The new home will be approximately 1,400 square feet with 3 bedrooms, 2 bathrooms, 2 dining areas, and many custom features. The home is for sale and is projected to be completed in summer 2004.



Hill is also constructing homes for families in Sunset Ridge Estates, the FM 609 area, The Arbors at Dogwood Creek in Bastrop, and Hillcrest Homes is expected to begin construction of a family home in the Northpointe subdivision of La Grange. Hillcrest Homes of Texas builds homes anywhere in Fayette or Bastrop Counties, in town or in the country, your floor plan or ours. Visit our website at [www.hillcresthomesoftexas.com](http://www.hillcresthomesoftexas.com) or call Robert Hill at (979) 966-2574.

## The Build on Your Land Program Proves to be a Success for Hillcrest Homes of Texas



The Hillcrest Homes Build on Your Land or Lot program has proven to be the way people choose to build their homes these days. The program is simple. First, you pick your site if you don't already own land or a lot. Hillcrest Homes works with local realtors to assist you in finding land that fits your needs. Since we are so committed to our customers, we even do much of the land "hunting" ourselves because we want you to be 100% satisfied with your home and the surrounding environment. After you have chosen the home site, you choose a floor plan. Hillcrest Homes of Texas can build any floor plan. We work with several architects in Texas and across the nation to ensure we provide our customers with a variety of plans. Hillcrest Homes will even do "in-house" custom design if you know what you want but don't have it down on paper yet, or you may already have your floor plans, and we can build those homes too. Third, Hillcrest Homes will assist you with financing. We work closely with banks in La Grange and Bastrop who are very competitive with home mortgage rates. Last, we begin construction on your new home. Depending on the size of your home and weather permitting,

the average time to complete a home is six months.

Several area residents have chosen to build their home on their own land instead of buying the spec home in the builder's pre-selected location. Hillcrest Homes is constructing homes for families from 1,500 square feet off of FM 609, to 2,200 square feet in Northpointe, and all the way up to 4,500 square feet in the Bastrop/Elgin area. Hillcrest Homes of Texas is absolutely unlimited in what we can build because we build to suit the homeowner, large or small, custom or standard. You can find floor plans on our website ranging in size from 1,200 square feet to as large as 5,500 square feet. Call Robert Hill today.

## Ask the Builder: Frequently Asked Questions

### What is the average cost per square foot to build a home?

This is a tough question for builders to answer because there are many variables that are factored into the price of a home. For instance, the home's size, the lot or land, whether the home's features are custom or standard, the current material prices, etc. There is no magic formula set for the cost per square foot; it just depends on each home.

One of the major factors in the cost per square foot is the size of the home. The smaller the square footage the higher the price per square foot. Typically, a standard home with some upgrades, not including the land/lot, costs between \$70-\$80 per square foot. Custom homes with custom features will cost more per square foot than a standard home.

When planning to build a home, instead of looking at the cost per square foot, choose a floor plan and decide upon a budget within which you are willing to work. One advantage of working with a budget is allowing room for upgrades whereas if you build a home at the cost per square foot, "extras" are generally not included in the price of the home.



*Robert Hill, Builder and  
Owner of Hillcrest Homes*

#### Average National Mortgage Rates\* as of 04/15/04

30 Year Fixed	5.75%
15 Year Fixed	5.25%
FHA/VA 30 Year Fixed	5.75%

\*Rates based on zero points.

Rates taken from [www.mortgageresearchcenter.com](http://www.mortgageresearchcenter.com).

## HILLCREST HOMES NEW FEATURED FLOOR PLAN

2,306 square feet ✕ 4 bedrooms ✕ 3 baths ✕ One Story Ranch

The Allentown floor plan boasts columns and windows on the exterior and features a vaulted great room with built-in entertainment cabinets, decorative columns in the dining room and breakfast room, and a gourmet kitchen with an island. The spacious master suite includes a large bathroom with a vaulted ceiling, separate tub and shower, double vanities, toilet room, and a very large walk-in closet. Two large secondary bedrooms share a dual vanity bath with separate tub and toilet room. Just off the kitchen and breakfast room, there is a fourth bedroom with a private bath that could easily be an office or hobby room. Pricing starts at \$175,900. Call Robert Hill for more information. Visit our website to view the floor plan.



Call (979)-966-2574 for floor plan information

[www.hillcresthomesoftexas.com](http://www.hillcresthomesoftexas.com)

## NEW HOMES NEWS

### *Hillcrest Homes of Texas*

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

#### INSIDE THIS ISSUE

- ☛ *Hillcrest Homes's Ribbon Cutting Ceremony Was Held April 12th*
- ☛ *The Build on Your Land Program Proves to be a Success for Hillcrest Homes of Texas*
- ☛ *Ask the Builder: Frequently Asked Questions*
- ☛ *Hillcrest Homes of Texas New Featured Home Plan*
- ☛ *Average Home Mortgage Rates*

[www.hillcresthomesoftexas.com](http://www.hillcresthomesoftexas.com)  
[newhomes@hillcresthomesoftexas.com](mailto:newhomes@hillcresthomesoftexas.com)