

NEW HOMES NEWS

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220 Rose Mayer Loop: Hillcrest Homes' Newest Home on a Wooded Lot

Walk through the St. Augustine, Hillcrest Homes' newest home in Sunset Ridge Estates, and it is sure to feel like you are stepping into an expansive home with the 17-foot vaulted ceilings in the entry and family room. Windows sweep across the back of this 1,575 square foot home opening up the view to the backyard, and the master suite is



St. Augustine

one that many homeowners "move up" to with large sleeping quarters which has a decorative trayed ceiling, and adjoining the master bedroom is a sitting room. The master suite doesn't stop there; it continues with a luxurious bath which features a Jacuzzi tub, tiled walk-in shower, marble dual sink vanity, private toilet room, and a walk-in closet big enough for two wardrobes. The kitchen is open to the family and breakfast rooms and offers a serving bar and separate wet bar with a sink. The St. Augustine seems to have endless Provençal charm and is loaded with many more amenities. The stucco front, gabled roof, and windows with paneled shutters give the elevation French country character. The home itself is not the only positive feature; the St. Augustine is nestled behind mature trees on one of the only wooded lots available in Sunset Ridge. The home will be sold landscaped and is currently for sale at \$146,900. The completion date is scheduled for October 2004. Please feel free to walk through the home while it is under construction, and you will see why this moderate sized home feels so grand. If you buy the St. Augustine now, you can choose your own interior and exterior colors. Contact builder, Robert Hill at (979) 966-2574.

Become a Part of Hillcrest Homes of Texas' Fall/Winter Schedule

In the market for building your new home soon? Consider these things when choosing your builder. *Personal attention.* When you choose to build with Hillcrest Homes of Texas, you will receive personal attention directly from the builder. You will work, design, and build your home with, owner, Robert Hill *Unique design.* Hillcrest Homes of Texas will build your home to be as unique as you are. You will not find a home like yours a few doors away. Hillcrest Homes will build any floor plan you desire—your plan, our plan, or an architect's custom drawn plan. *Flexibility.* We are flexible in many ways to meet your needs, including working with your schedule and scheduling meetings at your convenience. *The Buyer "OK" Program.* This Hillcrest designed program offers you maximum communication to keep you well informed and on budget. Finally, *family ownership.* We are a family owned and operated company which means we place much pride in building your home. Become a part of the Hillcrest Homes of Texas 2004 Fall/Winter schedule. Please feel free to discuss the home building process with builder, Robert Hill. Call (979) 966-2574.

Hillcrest Homes of Texas Offers In-House Decorator's Assistance

With all of the demanding decisions to make when building your home, one of the last areas you would least like to stress about is choosing your interior and exterior colors, right? What color flooring should I choose? Should I have tile or wood in the entry? What accent colors do I use on the outside of my home? These are all questions that require attention when building a home, and Hillcrest Homes of Texas has found that assistance is much appreciated. When you build with Hillcrest, you will receive personal decorating assistance from Jenifer Hill, the daughter of owner, Robert Hill. Jenifer earned her bachelor's degree in english and psychology from the University of Mary Hardin-Baylor in 2002. She has worked with her father's home building business for two years as Director of Marketing and Design. Jenifer assists in selecting all exterior and interior "colors," which include paint, flooring, lighting, faucets, cabinetry, and even down to the smallest details. Since she was a young girl, she has had a passion for designing and decorating, and a desire to make each home unique to each home owner's personality and style.

Ask the Builder: Frequently Asked Questions

We want to build a home, but where do we start?

There are numerous decisions to be made when building a home, and that is why it is wise to seek the help and advice of a professional home builder. Choosing the right home builder is the single most important step—the first step. You want your builder to have a good reputation among the community, the financial institutions, and the subcontractors. Don't be shy. Ask the builder for references from these sources as well as the builder's new homeowners. You will find a good builder is highly recommended by banks and subcontractors (i.e. plumbers, framers, etc.). You want to also get to know your builder before you jump into your building project because you will have a close relationship with him/her. Communication is the key. Before hiring a builder, sit down and talk with him, ask questions, review their website if possible, and know the builder's history in the business. Remember that the best builder isn't always the cheapest builder. A respectable, honest builder commands respectable, honest prices for their homes. Keep in mind, in many cases, you get what you pay for. Choose wisely. Choose Hillcrest Homes of Texas.



*Robert Hill, Builder and
Owner of Hillcrest Homes*

Average National Mortgage Rates* as of 08/05/04

30 Year Fixed	6.00%
15 Year Fixed	5.25%
FHA/VA 30 Year Fixed	5.75%

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

HILLCREST HOMES NEW FEATURED FLOOR PLAN

2,161 square feet ☞ 3 bedrooms ☞ 2 baths ☞ One Story Ranch with future bonus

The Eastern Shore Cottage is designed by renowned architect William Poole. As you step from the column lined front porch into the entry, the home feels grand yet simple enough to be called home. A spacious formal dining room flanks the left side of the entry hall which opens to the grand, light-filled two-story family room. This home really brings the outdoors in with many windows on the rear elevation. The cozy kitchen opens to the bayed breakfast room and features a walk-in pantry. The abundant master suite on the left side of the home is split from the two secondary bedrooms and bath on the right side of the home, giving the master suite maximum privacy. There is a second floor that can be finished in the future that features a fourth bedroom, bath, and a huge recreation



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INSIDE THIS ISSUE

- ☞ *220 Rose Mayer Loop: Hillcrest Homes' Newest Home on a Wooded Lot*
- ☞ *Become a Part of Hillcrest Homes of Texas' Fall/Winter Schedule*
- ☞ *Hillcrest Homes of Texas Offers In-House Decorator's Assistance*
- ☞ *Ask the Builder: Frequently Asked Questions*
- ☞ *Hillcrest Homes of Texas New Featured Home Plan*
- ☞ *Average Home Mortgage Rates*

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