

NEW HOMES NEWS

VOLUME 3 ISSUE 7

SPRING 2005

HILLCREST HOMES IS THE LEADER OF 2004 NEW HOME STARTS IN THE CITY OF LA GRANGE



Hillcrest Homes of Texas topped off their booming year (2004) with the most new home construction starts in the city of La Grange compared to the many other homebuilders who also built within La Grange city limits last year. After building and selling more than one quarter of La Grange's new homes, Hillcrest Homes' Owner Robert Hill believes that the boom in new home sales is just beginning for his company. Hillcrest Homes has several projects planned this year, and 2005 is expected to be a big year for Hillcrest Homes of Texas and the city of La Grange. Hillcrest Homes 2004 projects in

the city limits included 3 residences in Sunset Ridge Estates, 2 residences in Northpointe, and 1 residence on Monroe Street.

Hillcrest Homes of Texas strives to bring a fresh new look the La Grange's new homes by searching out the hottest floorplans, architects, and by even creating their own designs. In addition, Hillcrest Homes will build floorplans that a customer may already own. You may have seen the large sign on the corner of Hwy 77 and Park Drive that reads, "We Build on Your Land," which means Hillcrest Homes will build any floorplan on any homesite in the Central Texas area as apposed to building only on Hillcrest-owned lots. Keep your eyes on Hillcrest Homes of Texas because they have many great plans for the La Grange homebuyers in 2005.

Happy Homeowners Thank Hillcrest Homes of Texas

On Friday, January 28, 2005, the *Fayette County Record* featured an article on the front page about Hillcrest Homes of Texas' homeowners Jerry and Rhonda Trousdale, who despite trials with their original homebuilder, chose Hillcrest Homes to complete their home. In that article the Trousdales included a thank you letter that read,

We would like to thank our builder, Robert Hill, of Hillcrest Homes and his wife, Julie, for accepting our job and finishing it to turnout even more beautiful than we had originally dreamed. He is a godly man and we feel fortunate to have found him. He also had a first rate subcontractor crew who we would also like to thank.

The Hillcrest Homes of Texas family is delighted to have worked with the Trousdale family and to know about their excellent homebuilding experience. Hillcrest Homes is continually striving to achieve excellent customer service, satisfaction and completing every project with a spirit of excellence and integrity.

Come and be happy homeowners with the Trousdales, and join the Hillcrest Homes 2005 Spring schedule. Visit our office at 2004 South U.S. Hwy. 77, La Grange or call 979-968-5122.



Newly completed home of Hillcrest Homes happy homeowners, Jerry and Rhonda Trousdale.

Ask the Builder: Frequently Asked Questions

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

This is the most popular question we receive. Everyone wants to know, "how much is it going to cost to build my home?" The easiest, most logical answer is, "it depends on how much you want to spend." However, 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 and homebuyer.

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. A home can be built as luxuriously as the homeowner wishes.

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 /Owner
of Hillcrest Homes Texas
with Kolbe Hill, Vice-
President of Construction*

NEW HOMES PLANNED FOR SPRING CONSTRUCTION ARE AVAILABLE

Hillcrest Homes of Texas will begin construction on two new homes in February, and both are expected to be completed late spring 2005. The first home is located in Sunset Ridge Estates on Lot 3, Block 1 with a beautiful oak tree filled view behind the lot. If you love natural light, this is the home for you. Large windows sweeping across the entire back of the home not only give you a gorgeous view, they fill this 1,753 square foot home with cheerful sunlight. This new home has 3 bedrooms, 2 baths, 2 dining areas, a large kitchen with an island, and a large living room with a fireplace. Some extras include a walk-in laundry room and lots of closet space. The home is a Country French style and will sell in the \$160's, including the lot and landscaping. You may purchase the house now and have time to customize it yourself - the sooner the better!

The second home is a traditionally styled, two-story home that will be built with custom, luxurious features on the upper side of Country Club Drive in La Grange's sought-after Frisch Auf neighborhood. Breathtaking oak trees will fill the lot around the home giving you privacy and beauty. The open design is approximately 2,112 square feet and is well-suited for entertaining with a large family room open to a custom kitchen with an island. There are 4 bedrooms, 2 1/2 baths, and 2 dining areas. The vaulted master bedroom is downstairs with french doors opening to a private courtyard, and the 3 large secondary bedrooms are upstairs. Other amenities include lots of storage space, a side-entry garage, a walk-in laundry room with a sink, and a loft with a built-in computer desk upstairs. This home will sell in the \$190's, including the lot and landscaping.

Please visit the Hillcrest Homes of Texas office to view the floorplans and the properties. Our new address is 2004 South U.S. Hwy. 77, going towards Schulenburg, on the right in the newly renovated green and ivory building. You may also call our office for information at 979-968-5122.

Update: Hillcrest Homes has a new address and phone numbers
Please see the new information below.

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Hillcrest Homes of Texas

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