



EMMA PARK

Buda, Texas

Luxury Duplex Community



[TwoTenCommunities.com](https://www.TwoTenCommunities.com)

EXTERIOR ELEVATIONS

1 STORY DUPLEX PLAN 1299 Elevations A & B

3 Bedroom, 2 Bath, 2 Car garage, 1,303 livable sq ft per unit



1 STORY DUPLEX PLAN 1484 Elevations A & B

3 Bedroom, 2 Bath, 2 Car garage, 1,484 livable sq ft per unit



Built with Investors in Mind
TwoTenCommunities.com

2 STORY DUPLEX PLAN 1676 Elevations A & B
4 Bedroom, 2 1/2 Bath, 2 Car garage, 1,676 livable sq ft per unit



2 STORY DUPLEX PLAN 1800 Elevations A & B
4 Bedroom, 3 Bath, 2 Car garage, 1,800 livable sq ft per unit



2 STORY DUPLEX PLAN 5736 Elevation
3 Bedroom, 2 1/2 Bath, 2 Car Garage, 1,280 sq ft per unit



TwoTenCommunities.com

INCLUDED PROPERTY FEATURES

Gourmet Kitchens

3cm granite countertops
Chrome Moen faucet with pull out veggie sprayer
36" White cabinets in kitchen
Walk-In Pantry
Adjustable shelves in cabinets
Crown molding accent at top of cabinets
3x6 subway tile backsplash
8" deep, single basin stainless steel sink
1/3 HP garbage disposal
LED lighting in kitchen
Spacious stand-alone island with eat in kitchen

Stainless steel appliances including microwave, dishwasher, side/side refrigerator and range (all electric)

Elegant Primary and Secondary Bathrooms

3cm granite countertops
White cabinets with porcelain under-mount sinks
Shaver height vanities in primary bath
Stand-up shower in primary bath
Tub shower combo in secondary baths
Elongated commodes in primary bath & powder bath
Luxury Vinyl Plank flooring in bathrooms
Moen chrome faucets
LED lighting in bathrooms

Safety & Energy Saving Features

Smoke detectors & carbon monoxide detector(s) per code
Ground Fault Circuit Interrupter (GFCI) outlets per code
Privacy locks on primary bedroom & all bathroom doors
Peephole at front door
Deadbolt locks on all exterior doors
816 Key control deadbolt & passage knob at front door
Wireless keypad at garage door. Soffit plug at garage front

10-year Limited Structural Warranty
MOVE-IN READY AT CLOSING

Interior Features

9' ceilings throughout first floor, 8' second floor
11' ceilings in great room, kitchen and dining (per plan)
10' tray ceiling in primary suite (per plan)
Luxury Vinyl Plank throughout first floor, carpet in bedrooms
Two-tone interior paint color
Decora light switches
Utility room accommodates full size washer & dryer
Cat6 & RG6 pre-wired in primary suite and great room
2" faux wood blinds throughout
50 gallon electric water heater
1/2 light patio doors with mini-blind insert

Exterior Features

Spacious covered patio
Fiber cement siding and stone exterior (per elevation)
Coach lights at front elevation
Spacious 2 car garage
Fully sodded yard with landscape package
Full lawn irrigation system with rain-guard
6' stained cedar privacy fence with metal posts and gate
3-tab shingles "Weathered Wood"
Structurally engineered post tensioned foundation

Energy Efficient Features

Low-E double pane vinyl windows
R38 blown attic insulation, R13 insulation exterior walls & firewall
Electric 15.2 SEER2 air conditioning heatpump
Programmable Wi-Fi thermostats (1st and 2nd floor)
50 cfm exhaust fans in bathrooms and utility room
AprilAire 6506 fresh-air intake. AprilAire MERV 11 media filter

Features are subject to change. Prices, plans, dimensions, features, specifications, materials or availability of homes are subject to change without notice or obligation.

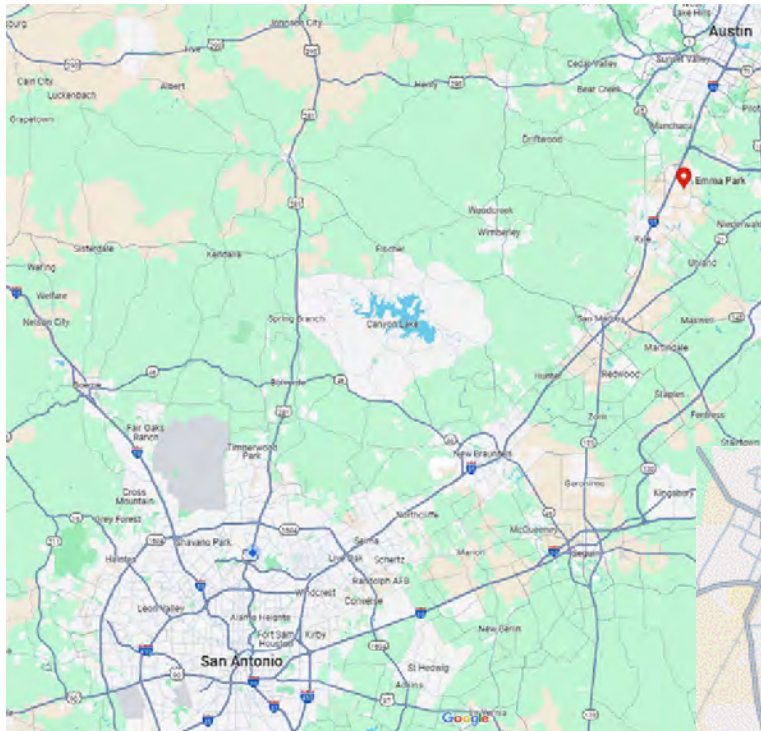


EMMA PARK, BUDA TEXAS

Brand new luxury Duplex Community consisting of 168 duplexes total with extensive walking trails, plus future playground and pickle ball court. Located in the gentle rolling hills of Buda, one of the fastest growing suburbs of Austin and the nation, Emma Park is the perfect blend of suburban tranquility & convenient urban connection! With a population of 16,000, Buda maintains a tight-knit community atmosphere while still being close enough to the bustling city of Austin, known for its music scene, cultural attractions & economic opportunities. Residents enjoy a slower pace of life while easily accessing the amenities of a major metro area.

Emma Park welcomes you to fresh, open floor plans thoughtfully designed with abundant natural lighting, and incredible livability! The chef's kitchen is centrally located with large living and dining spaces, and additional bar space seating. Come see our beautifully appointed features, including spacious master suites and secondary bedrooms, luxurious bathrooms, wonderful walk-in closets, and conveniently placed mud rooms. Outdoors, enjoy a covered patio, spacious fenced backyard, and fully irrigated landscaping. Front lawns and open spaces are professionally maintained by the mandatory Homeowners Association.

Buda has top-tier schools in the highly desirable Hays Consolidated ISD, with the new elementary school and middle school just minutes way.

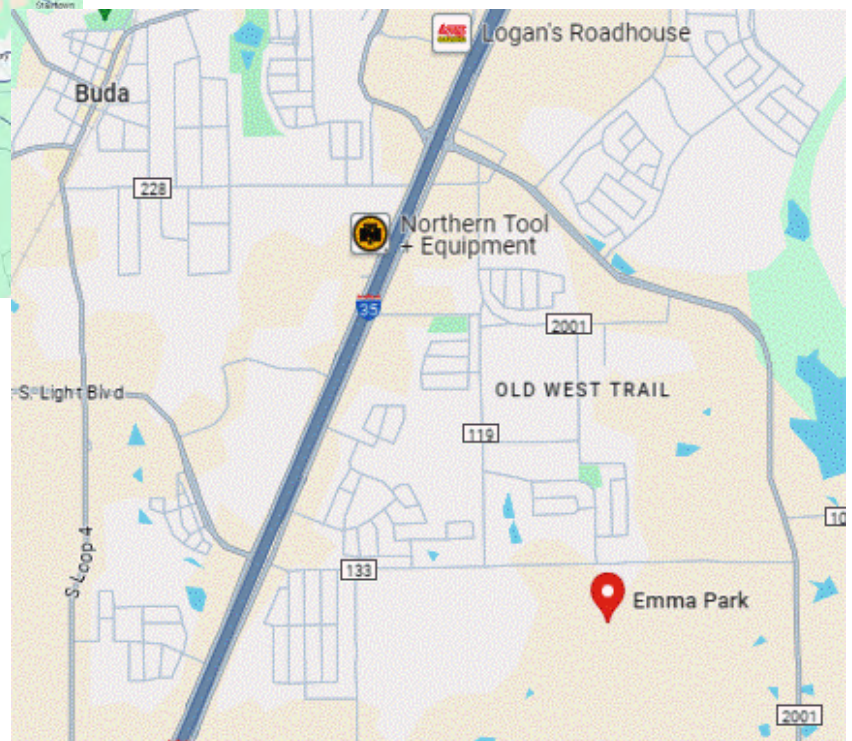


Grocery, retail, restaurants, and medical facilities less than 5 miles away. Close proximity to Interstate-35 and SH-130 Toll Road. Within 20 minutes of Austin-Bergstrom International airport, 15 minutes to Texas State University in San Marcos, and a short commute to New Braunfels or San Antonio. Buda is attracting employers and workers from all over Austin and Central Texas creating a very strong rental demand.

Ralph Pfluger Elementary
T C McCormick Jr. Middle School
Moe & Gene Johnson High School

No City Taxes
Hays County Tax Rate 1.74%

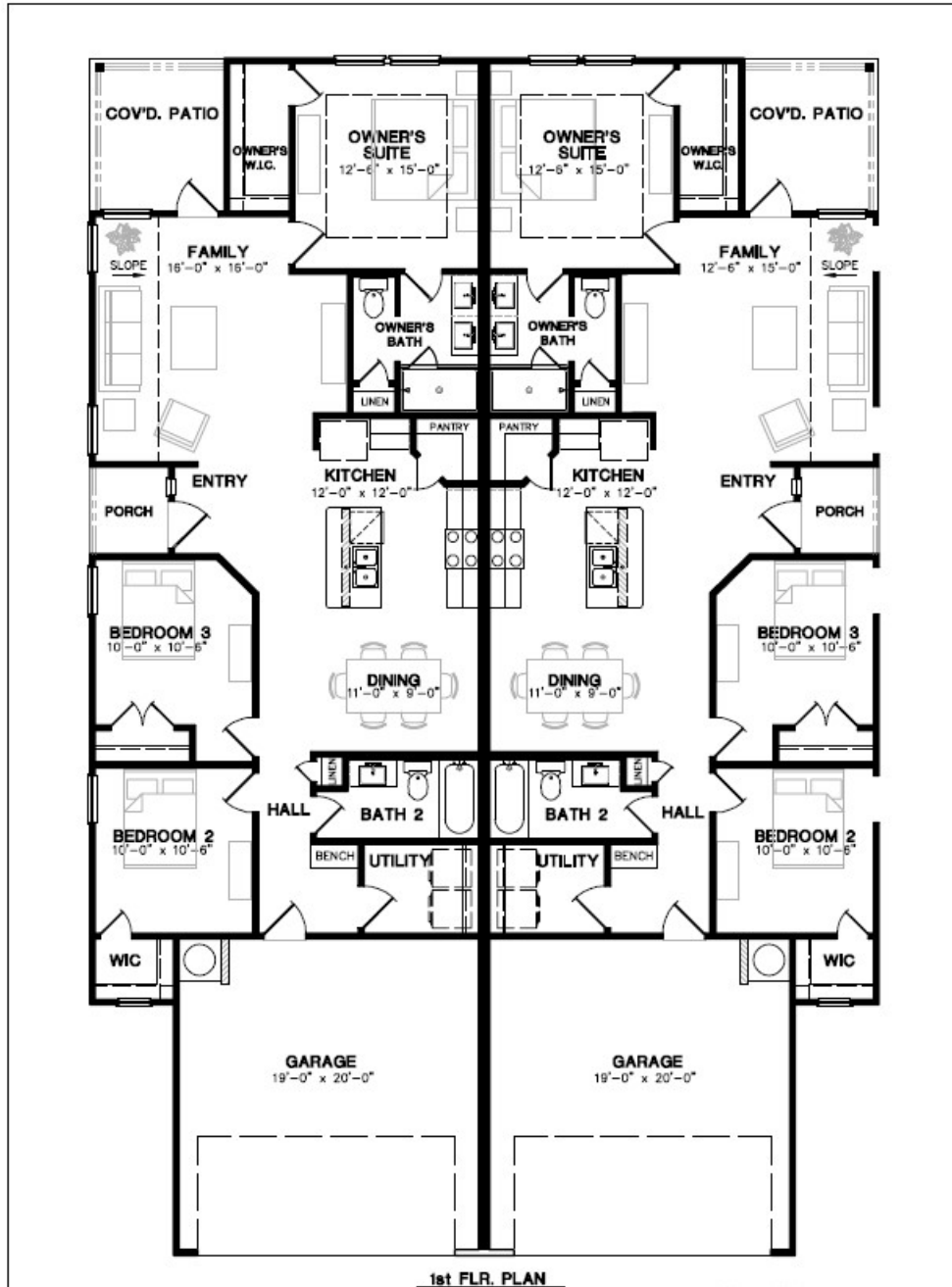
Enjoy trendy downtown eateries, wine bars, breweries, and shopping.



ONE STORY PLAN 1299

List Price \$607,500

1,303 sq ft., 3 Bedroom, 2 Bath, 2 Car Garage per side

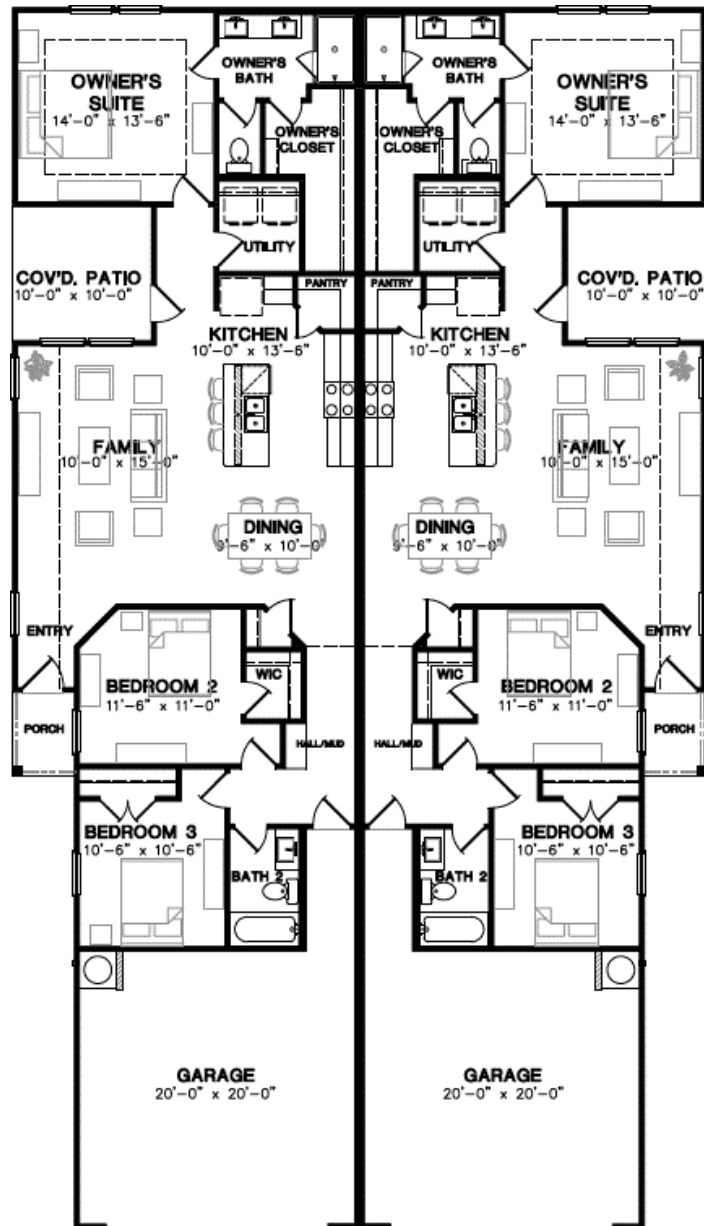


TwoTenCommunities.com

ONE STORY PLAN 1484

List Price \$623,500

1,484 sq ft., 3 Bedroom, 2 Bath, 2 Car Garage per side



1st FLR. PLAN

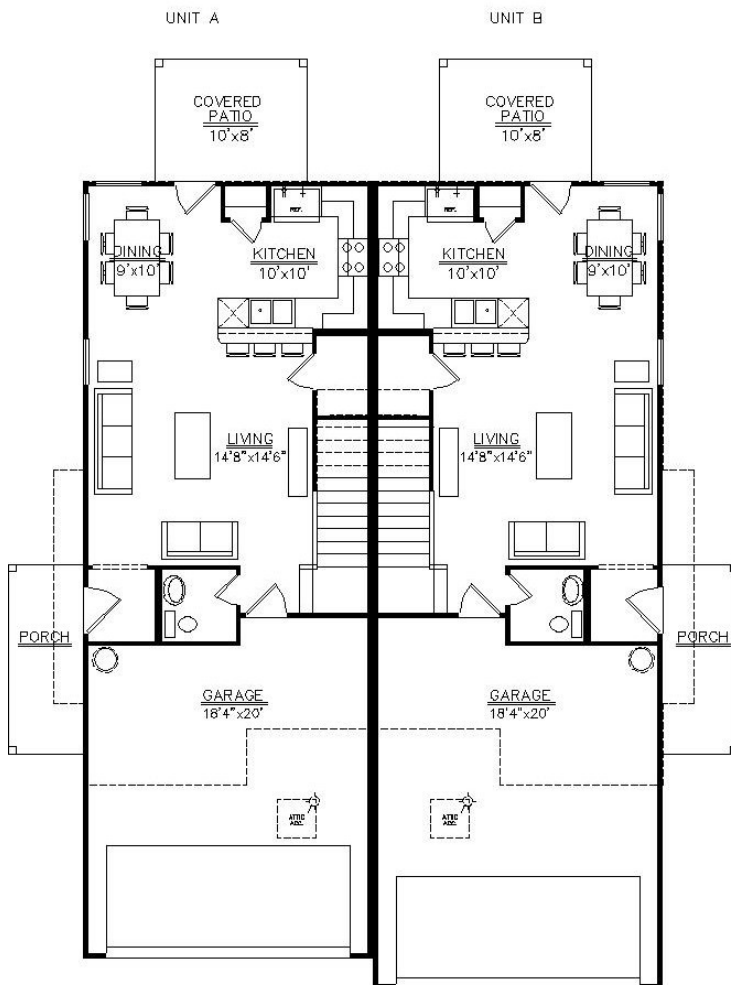
3 BEDROOM, 2 BATH
1484 SF



TWO STORY PLAN 5736

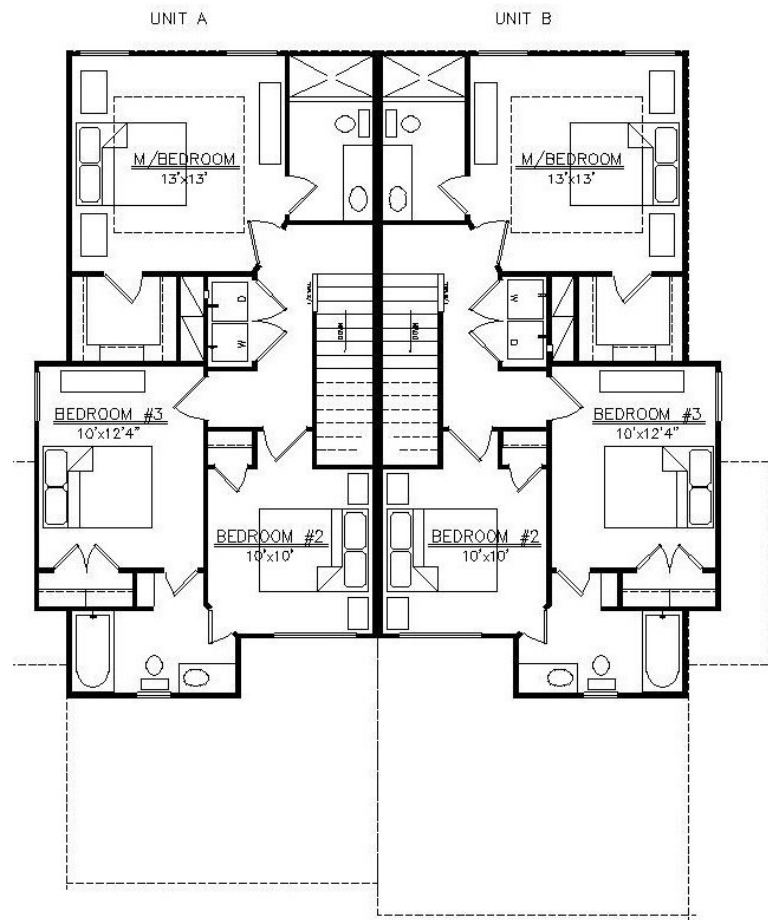
List Price \$592,500

1,280 sq ft., 3 Bedroom, 2.5 Bath, 2 Car Garage per side



LOWER FLOOR PLAN

First Floor



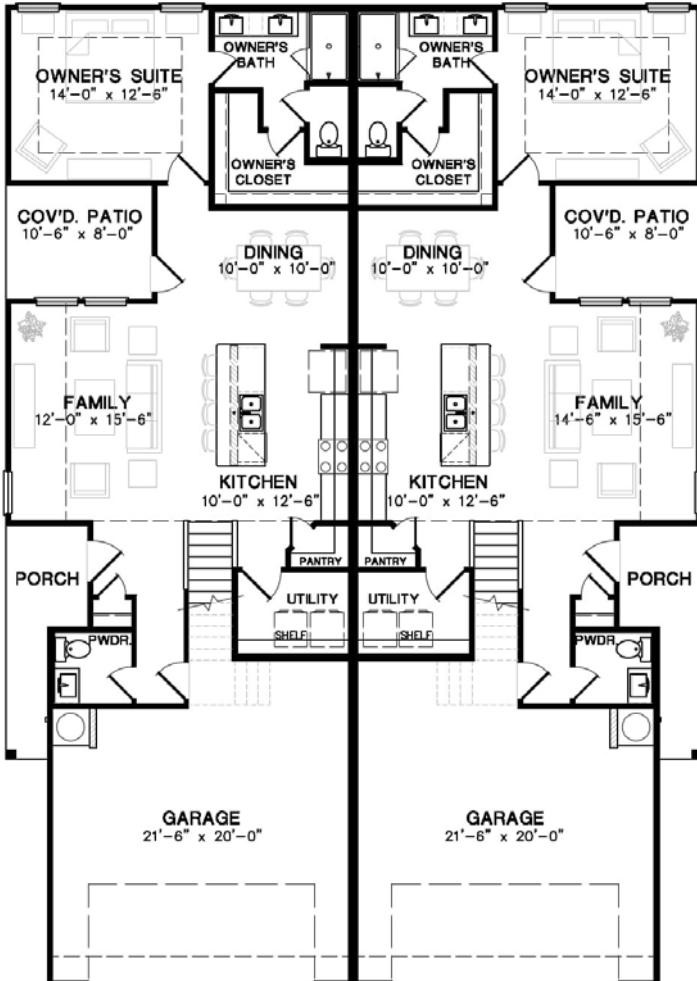
Second Floor



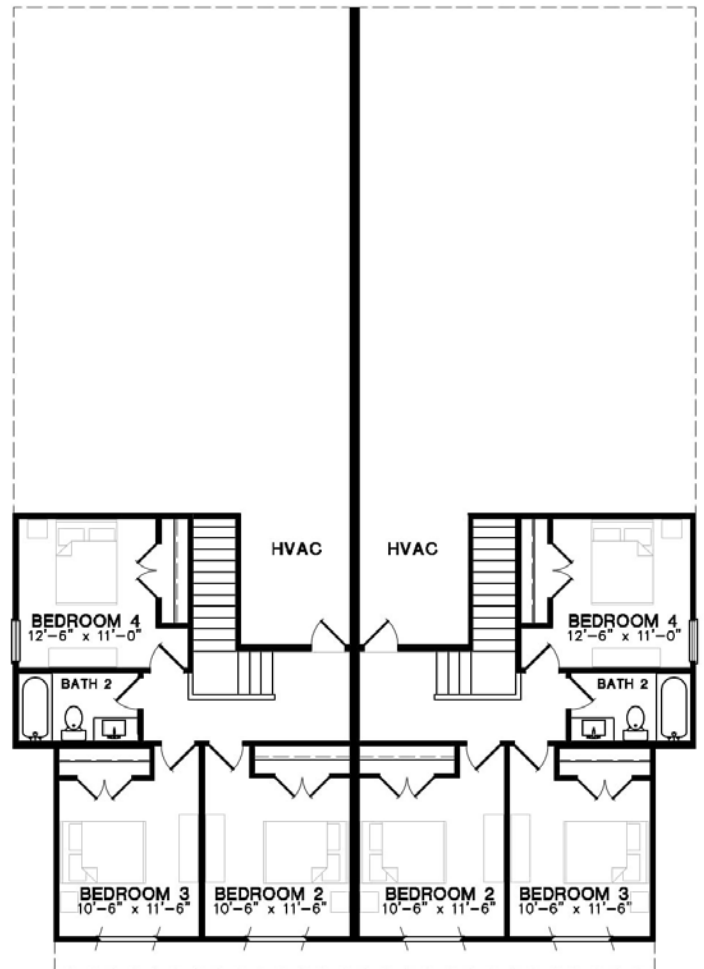
TWO STORY PLAN 1676

List Price \$637,500

1,676 sq ft., 4 Bedroom, 2.5 Bath, 2 Car Garage per side



First Floor



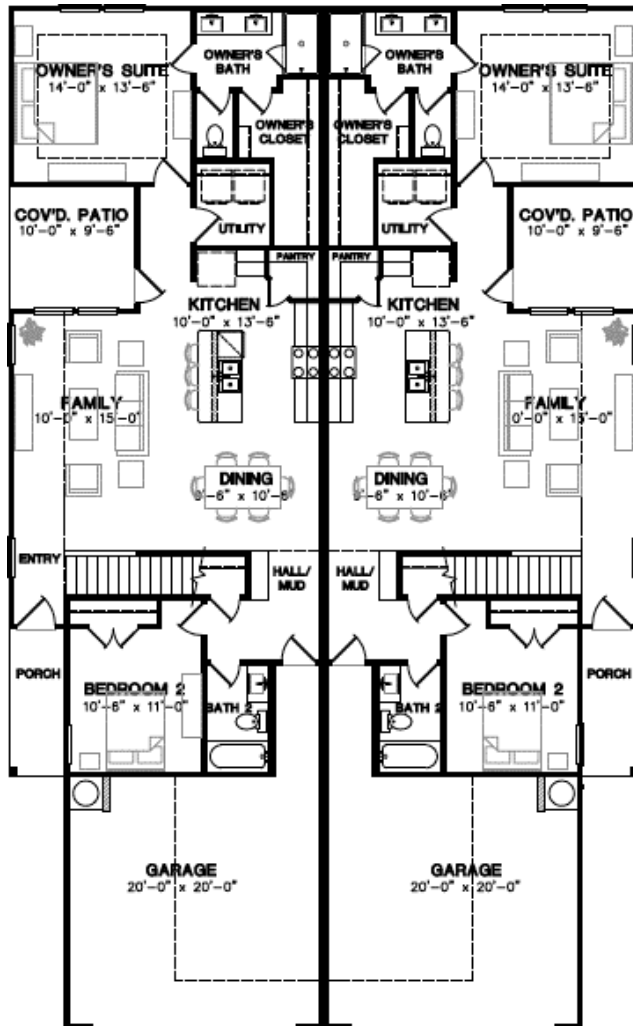
Second Floor



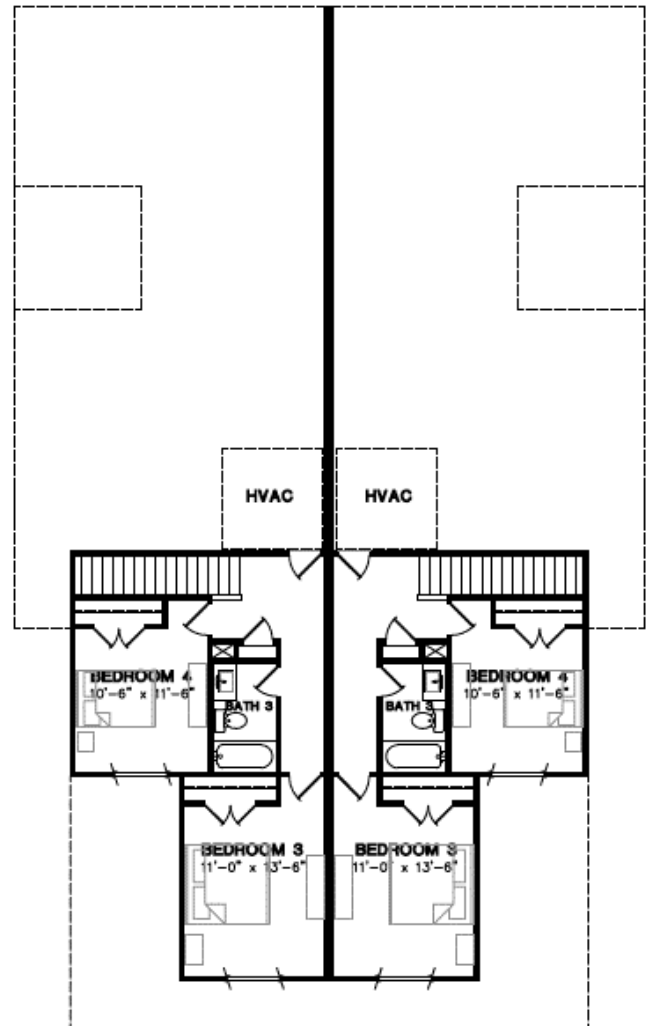
TWO STORY PLAN 1800

List Price \$651,500

1,800 sq ft., 4 Bedroom, 3 Bath, 2 Car Garage per side



First Floor



Second Floor



TwoTenCommunities.com

EMMA PARK

Luxury Duplex Community

PLAN PRICING

Plan	Unit Sq Ft	Total Sq Ft	Model	Beds/Full Baths per unit	Half Baths per unit	Garage per unit	Duplex Price
1299	1,303	2,606	One Story	3 / 2	0	2-car	\$607,500.00
1484	1,484	2,968	One Story	3 / 2	0	2-car	\$623,500.00
5736	1,280	2,560	Two Story	3 / 2	1	2-car	\$592,500.00
1676	1,676	3,352	Two Story	4 / 2	1	2-car	\$637,500.00
1800	1,800	3,600	Two Story	4 / 3	0	2-car	\$651,500.00

HOME OWNERS ASSOCIATION

Annual Assessment	1x time Cap Fee	Transfer Fee					
\$900	\$400	\$395					



TwoTenCommunities.com