

Home for Summer Limited-Time Sales Event

On all homes that close by the end of June

4.5% Rate (5.256% APR)*
30-Yr Fixed FHA

ADDRESS BD/BA/G/ST SQ.FT. AVAIL. PRICE MLS#

CASSETTA RANCH: KYLE 78640

Contact Us at 512.515.9830

Homes Starting in the \$270s

708 Running Creek Dr	3/2/2/1	1548	NOW	\$337,990	4759280
1366 Teychas Dr	3/2.5/2/2	1770	June	\$346,420	-
371 Hortus Dr	3/2/2/1	1937	June	\$359,930	-
591 Running Creek Dr	3/2/2/1	1937	June	\$358,330	-
100 Keltic Dr	3/2.5/2/2	2051	June	\$359,430	-
202 Chesterfield Dr	3/2.5/2/2	2051	June	\$356,150	-

CLEAR CREEK: ROUND ROCK 78681 – 2605 Sam Bass Rd

Contact Us at 512.706.9249

Homes Starting in the \$460s

Unit 7	3/2.5/2/2	1668	NOW	\$539,990	2579086
Unit 3	3/2.5/2/2	1782	June	\$547,622	9554391

CLOVERLEAF: AUSTIN 78747

Contact Us at 512.549.6524

Homes Starting in the \$320s

5517 Sacra Cv	3/2/2/1	1551	June	\$429,510	5638562
5525 Sacra Cv	3/2/2/1	1754	NOW	\$442,530	6497835
5517 Raphael Cv	3/2/2/1	1937	June	\$465,850	1081278
11520 Comano Cv	3/2/2/1	1937	NOW	\$439,800	5013835
5501 Raphael Cv	3/2.5/2/2	2051	NOW	\$454,460	9549670
5521 Sacra Cv	3/2.5/2/2	2051	NOW	\$477,610	9510928
11409 Comano Dr	3/2.5/2/2	2051	June	\$460,290	9185725
11528 Comano Dr	4/2.5/2/2	2247	June	\$484,830	5559291
5513 Raphael Cv	4/2.5/2/2	2460	June	\$483,010	4424917
11401 Comano Dr	4/2.5/2/2	2460	June	\$493,040	5046033

DOUBLE EAGLE RANCH: CEDAR CREEK 78612

Contact Us at 512.360.8491

Homes Starting in the \$500s

103 Shikra Cv	4/3/2/1.5	2391	NOW	\$534,990	4367060
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HARVEST RIDGE - ALLEY PLANS: ELGIN 78621

Contact Us at 512.960.1678

Homes Starting in the \$230s

154 Huckleberry Ln	3/2/1/1	1191	June	\$278,060	5274354
141 Bluestem Drive	3/2/1/1	1326	June	\$293,480	-
211 Tillage Rd	3/2/1/1	1326	NOW	\$282,470	9385519
123 Bluestem Dr	3/2.5/1/2	1419	June	\$299,990	7373753
133 Bluestem Dr	4/2/2/1	1589	June	\$322,990	5772727
159 Tillage Rd	3/2/0/1	1665	NOW	\$349,882	-

HARVEST RIDGE - PATIO & TRADITIONS PLANS: ELGIN 78621

Contact Us at 512.960.1678

Homes Starting in the \$270s

162 Tillage Rd	2/2/2/1	1320	NOW	\$286,720	7179729
110 Tillage Rd	3/2/2/1	1450	NOW	\$299,350	-
234 Heritage Mill Trl	3/2/2/1	1533	June	\$313,900	8868784
168 Tillage Rd	3/2/2/1	1575	June	\$324,570	5948359
126 Tillage Rd	3/2.5/2/2	1668	NOW	\$315,010	2942613
128 Lavender Ln	3/2.5/2/2	1668	June	\$317,600	-
130 Tillage Rd	3/2.5/2/2	1782	June	\$327,170	3966772
170 Tillage Rd	3/2.5/2/2	1782	June	\$328,890	-
100 Hayloft Ln	3/2.5/2/2	2051	NOW	\$368,590	3306810
227 Appleberry Ln	3/2.5/2/2	2051	NOW	\$362,990	3607757

HYMEADOW: MAXWELL 78656

Contact Us at 512.817.0682

Homes Starting in the \$270s

136 Delta Crst	2/2/2/1	1320	NOW	\$281,720	5195031
186 Haywood Mnr	2/2/2/1	1320	NOW	\$282,660	8019932
195 Haywood Mnr	3/2/2/1	1450	June	\$297,360	645595
313 Jade St	3/2/2/1	1450	NOW	\$298,120	-
120 Delta Crst	3/2/2/1	1514	NOW	\$313,750	1502329
373 Jade St	3/2/2/1	1514	NOW	\$304,160	2682469
289 Jade St	3/2/2/1	1533	June	\$304,760	-
116 Linnet Lane	3/2.5/2/2	1668	June	\$314,460	1445784
327 Jade St	3/2.5/2/2	1782	NOW	\$316,580	-
162 Haywood Mnr	3/2.5/2/2	1950	NOW	\$349,990	4725838
108 Linnet Ln	3/2.5/2/2	2107	NOW	\$373,960	8384621
182 Delta Crest	3/2.5/2/2	2107	NOW	\$362,290	3230434
203 Haywood Mnr	4/2.5/2/2	2265	NOW	\$350,360	5527545
112 Delta Crest	5/2.5/2/2	2595	June	\$383,620	-
128 Ivy Passage	5/3.5/2/2	2595	NOW	\$424,615	-

Additional inventory and lots available in most communities! Contact a salesperson or visit brohnhomes.com for more information on TopAgent rewards, inventory, buyer incentives, and more!

*Real Estate Agent Bonus Program available only when your client closes on a home in a participating Brohn Homes community pursuant to a contract your client signs and executes on or between 11/24 and 12/31/24. Bonus will be dictated by order of closing: 3% upon first closing, 4% upon second closing, and 5% upon third closing and thereafter on contracts written by 12/31/24. All bonuses will be paid at closing. Payments of total commissions and bonuses will only be made to actively licensed Texas brokers. Bonus paid to Broker upon client's successful closing and funding and is based on the original contract price as stated in the Purchase Agreement, excluding any Seller incentives, subsequent change orders, re-writes, or upgrades. Broker is responsible for all applicable taxes. Since seller reserves the right to modify or discontinue this program at any time without notice, please call the applicable sales center in advance to confirm that the program is still in place. 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The rates shown above are for educational purposes only, not a commitment to lend, please contact LO to see your qualified rate. Rate may change or may not be available at time of rate lock. If the down payment is less than 20%, mortgage insurance may be required, which could increase the monthly payment and the APR. Estimated monthly payment does not include amounts for taxes and insurance premiums. Adjustable-rate loans and rates are subject to change during the loan term. That change can increase or decrease your monthly payment. The rates shown above are the current rates for the purchase of a single-family primary residence based on a 45-day lock period, 740 credit score and 90% LTV. These rates are not guaranteed and are subject to change. This is not a credit decision or a commitment to lend. Your rate will depend on various factors including loan product, loan size, credit profile, property value, geographic location, occupancy and other factors. Offer is for a limited time only and can be stopped at any time and with no prior notice. Offers only valid when financing through Brohn's lender partner, CMG Financial. Please see a Brohn Homes Sales Consultant for complete details. Offer may not be available with all programs in all states. All figures are estimates and subject to change at any time. The information here is provided as a general guide to help you determine if a property may be viable for you. Rates, APR's & programs are illustrations subject to change at any time. These do not constitute a Loan or Good Faith Estimate for payments and closing costs. Everyone's situation is different and it's best to be pre-approved for a range of potential prices, payments or loan programs. Flex cash offers vary per home and per community. The flex cash amount is contingent on the price of the home and only valid on participating homes and in participating communities. Speak to a Brohn Homes Sales Consultant for details on participating homes and participating communities. If using flex cash to reduce the price of the home, the reduction cannot bring the home price below base price. *Rate provided 5/21/2024. Payment example: Stated rate may change or may not be available at time of rate lock. If you bought a \$350,000 home with a 30-year loan at a fixed rate of 4.50% (5.256% Annual Percentage Rate), with a down payment of 3.5%, for a loan amount of \$343,650 (including upfront mortgage insurance premium), you would make 360 monthly payments of \$1,741.00. Payment stated does not include mortgage insurance, taxes and homeowners insurance, which will result in a higher payment. The flex cash amount is contingent on the price of the home and only valid on participating homes and in participating communities. The flex cash can only be used in one of the four ways shown in this advertisement, including reduction in purchase price (not being less than base price of home) or applying towards closing costs, or long term rate locks or buying down the interest rate (specific interest rate and associated APR fluctuate on a daily basis and change due to individual situations). A 30-year loan would result in 360 monthly payments. A 20-year loan would result in 240 monthly payments, and a 15-year loan would result in 180 monthly payments. **CMG Home Loans will cover all customary lender fees which are processing fee, administrative fee, tax service fee, appraisal fee and credit report fee. In addition CMG Home Loans will also credit the borrower up to \$1,000 towards additional third-party fees. This offer does not cover discount points. Credit cannot exceed total fees. Rate Rebund is only valid on future conventional conforming, government, and jumbo loans in our retail channel (future Construction Loans, All in One, HELOCs, Bond or HFA loans are excluded). There may be additional restrictions based on investor. Offer may not be redeemed for cash or credit and is nontransferable. Offer cannot be retroactively applied to any loans. Offer may not be used with any other discounts, promotions or interest-only/buy-down and second lien products. This offer is subject to changes or cancellation at any time at the sole discretion of CMG Home Loans. Additional restrictions/conditions may apply. This is not a commitment to lend and is contingent on qualification per full underwriting guidelines. Program is applicable for refinances 6 months after closing up to 5 years from original note date and with a net tangible benefit which includes a rate reduction of 0.5% going from an ARM to fixed rate, reducing loan term, movement to a more stable product, or a lower principal and interest payment. By refinancing the existing loan, the total finance charges may be higher over the life of the loan. This is a limited time incentive program that can be stopped at any time and with no prior notice. Exterior home renderings are for representation purposes only and subject to change. The Brohn Group, LLC (DBA Brohn Homes) reserves the right to make changes to pricing, floor plans, specifications, features, materials, dimensions, and incentives without prior notice. Stated dimensions and square footages are approximate and should not be used as representation of the home's precise or actual size. Copyright 2024 Clayton Properties Group, Inc. DBA in Texas as Brohn Homes.

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LAGO VISTA: LAGO VISTA 78645 - FINAL OPPORTUNITY

Contact Us at 512.537.9974

19906 Boggy Ford Rd	3/2/3/1	1813	NOW	\$429,990	3765636
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Former Model Home with Amazing Upgrades Including Entertainment Ready Living Room, 3rd Car Garage with Built-In Shelves, Extended Rear Covered Patio, & Much More!



Scan or Click for Virtual Tour

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OAKS AT SAN GABRIEL: GEORGETOWN 78628

Contact Us at 512.883.3514

Homes Starting in the \$390s

2432 Ambling Trl	3/2/2/1	1754	NOW	\$437,660	-
2444 Ambling Trl	3/2/2/1	1754	NOW	\$437,660	4465884
2428 Ambling Trl	3/2/2/1	1937	NOW	\$459,990	7952098

CROSS CREEK: CEDAR PARK 78613

New Phase Now Open Starting in the \$490s

Contact Us at 512.387.3850 - By Appointment Only

Spotlight Home of the Week

103 Shikra Cove. | MLS #4367060

Double Eagle Ranch | Cedar Creek, TX

\$534,990 | 4 Bed | 3 Baths | 2 Garage | 1.5 Story | 2391 SQ. FT.

Features:

- Wood-Look Tile Flooring Through Main Living Areas
- Gourmet Kitchen with Built-in Stainless Steel Appliances
- Separate Dining Area with Kitchen Access Through Butler's Pantry
- Bay Window, Separate Garden Tub and Shower, and Walk-in Closet at Primary
- Ceiling Fans at Living Room and Primary
- Blinds Throughout

\$10K Price Drop!



Contact Us for More Information or to Schedule a Visit
Christina Haladyna at 512-360-8491 or ChristinaH@brohnhomes.com
or Ally Connealy at 512-360-8491 or AlexandraC@brohnhomes.com

Additional inventory and lots available in most communities! Contact a salesperson or visit brohnhomes.com for more information on TopAgent rewards, inventory, buyer incentives, and more!

Brohn
HOMES

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