



JOHN HOUSTON
HOMES



MAY IS THE TIME TO MAKE YOUR MOVE.

A FRESH START BEGINS THIS

Spring!

Your beautiful, move-in ready home awaits! Starting as low as \$444,990. Experience the craftsmanship of our most sought-after homes. Book a home tour today. Call **972-937-4085** or visit **JHoustonHomes.com**.



478 Red Maple, Waxahachie



5638 Rutherford Dr.,



230 Waterfall Ranch Rd.,



321 Mayberry Way.,

\$15K FLEX CASH or
4.99% FIXED RATE*

Homes on back
↘

*4.99% fixed rate on first 6 contracts

Conv APR: 5.106% | FHA APR: 5.825% | VA APR: 5.382%

Or 2/1 Buy down on these available listings.

3.99% Year one rate | 4.99% Year two rate |

5.99% Year three & beyond

Conv:
APR : 6.235

FHA:
APR : 6.830

VA:
APR : 6.409

Book a Tour



Midlothian

| Community | Address | Bed | Bath | Garage | Story | Square Feet | Price |
|----------------------|--|-----|------|--------|-------|-------------|-----------|
| Redden Farms | 3430 Arbor Grove Trail | 4 | 4 | 3 | 2 | 3,537 | \$649,990 |
| Redden Farms | 3250 Jersey Drive | 4 | 3 | 2 | 1 | 2,280 | \$549,990 |
| Redden Farms | 3060 Farmhouse Drive | 4 | 2.5 | 2 | 1 | 2,658 | \$549,990 |
| Redden Farms | 3043 Farmhouse Drive | 3 | 2.5 | 2 | 1 | 2,610 | \$549,990 |
| Redden Farms | 217 Silo Drive | 4 | 2 | 2 | 1 | 2,390 | \$499,900 |
| BridgeWater | 1845 Rough Ridge | 4 | 3 | 2 | 1 | 2,275 | \$524,990 |
| BridgeWater | 1873 Rough Ridge | 4 | 3 | 2 | 1 | 2,275 | \$499,990 |
| BridgeWater | 1409 Ripple Glass Road | 4 | 2 | 2 | 1 | 2,028 | \$474,900 |
| BridgeWater | 1417 Roundwash Road | 4 | 3 | 2 | 1 | 2,275 | \$499,990 |
| BridgeWater | 1869 Rough Ridge Trail | 4 | 3 | 2 | 1 | 2,031 | \$474,900 |
| BridgeWater | 1417 Ripple Glass Road | 4 | 3 | 2 | 1 | 2,275 | \$499,990 |
| Hayes Crossing | 5410 Stone Lane | 4 | 2.5 | 2 | 2 | 2,913 | \$589,425 |
| Hayes Crossing | 5401 Rowlan Row | 4 | 3.5 | 3 | 2 | 3,437 | \$649,900 |
| Hayes Crossing | 5410 Rowlan Row | 4 | 2.5 | 2 | 2 | 2,851 | \$574,990 |
| Hayes Crossing | 5638 Rutherford Drive | 4 | 3.5 | 3 | 2 | 3,748 | \$699,900 |
| Hayes Crossing | 5221 Rowlan Row | 4 | 3 | 3 | 2 | 3,284 | \$599,900 |
| Byrum Ranch - 1 Acre | 151 Talpin Lane | 4 | 3 | 3 | 1 | 3,095 | \$724,900 |
| Byrum Ranch - 1 Acre | 131 Adilynn Trail | 4 | 3 | 3 | 1 | 3,195 | \$724,900 |

Waxahachie

| | | | | | | | |
|--------------------------|--------------------------------------|---|---|---|---|-------|-----------|
| The Retreat | 1808 Peace Lily Lane | 3 | 3 | 2 | 1 | 2,280 | \$474,990 |
| The Retreat | 490 Red Maple Road | 4 | 3 | 2 | 2 | 2,837 | \$494,900 |
| The Retreat | 478 Red Maple Road | 4 | 2 | 2 | 1 | 2,028 | \$399,900 |
| The Retreat | 470 Red Maple Road | 3 | 2 | 2 | 1 | 2,192 | \$399,900 |
| Waterfall Ranch - 1 Acre | 321 Mayberry Way | 4 | 3 | 3 | 1 | 3,093 | \$699,900 |
| Waterfall Ranch - 1 Acre | 230 Waterfall Ranch | 4 | 3 | 3 | 1 | 3,139 | \$699,900 |
| Tuscan Estates - 1 Acre | 121 Aiden Drive | 4 | 3 | 3 | 2 | 3,291 | \$684,900 |

Mansfield

| | | | | | | | |
|----------|------------------------------------|---|-----|---|---|-------|-----------|
| Somerset | 2106 Redding Drive | 4 | 3.5 | 2 | 2 | 3,839 | \$659,900 |
| Somerset | 2118 Tilden Lane | 4 | 3.5 | 2 | 2 | 3,437 | \$594,900 |

Temple

| | | | | | | | |
|---------------|--|---|---|---|---|-------|-----------|
| Valor Estates | 7001 Louis Qualls Lane | 4 | 3 | 3 | 1 | 3,096 | \$709,900 |
|---------------|--|---|---|---|---|-------|-----------|

Waco

| | | | | | | | |
|-------------|-------------------------------------|---|---|---|---|-------|-----------|
| Renaissance | 10000 Durango Trail | 4 | 3 | 2 | 1 | 2,031 | \$444,990 |
|-------------|-------------------------------------|---|---|---|---|-------|-----------|

Option 1: Offer valid May 1, 2026, through May 31, 2026, on full-price offers in conjunction with the use of Trinity Oaks Mortgage and Precise Title, affiliates of John Houston Homes. Offer not valid on homes already sold or under contract. Prices and offers are subject to change. A \$15K flex cash offer or a 4.99% fixed rate is available on move-in-ready homes that can close before or by 05/31/2026. The fixed rate is only available for the first six homes built by John Houston Homes that go under contract by May 31st, after which it will be discontinued. VA Loan APR 5.382% with a minimum FICO score of 680 and 0% down payment for eligible veterans. FHA Loan APR 5.825% with a minimum FICO score of 680 and 3.5% down payment. Conventional Loan APR 5.106% with a minimum FICO score of 780 and 20% down payment. APR calculations assume a sales price of \$500,000.

Option 2: Offer valid May 1, 2026, through May 31, 2026, on full-price offers in conjunction with the use of Trinity Oaks Mortgage and Precise Title, affiliates of John Houston Homes. Offer not valid on homes already sold or under contract. Prices and offers are subject to change 5.99% 30-year fixed rate mortgage with a temporary interest rate buydown resulting in a rate of 3.99% for year one, 4.99% for year two, and 5.99% for the remainder of the term on VA, FHA, and Conventional loans. *VA Loan APR (6.409%) with a FICO score of 680 and 0% down on a VA 30-year fixed term. **FHA Loan APR (6.830%) with a FICO score of 680 and 3.5% down payment on a FHA 30-year fixed term. ***Conventional Loan APR (6.235%), 20% down payment, and (780) credit score with (\$500,000) loan amount. The buyer must execute a contract by May 31, 2026, and fund & close by June 30, 2026. Cannot be combined with other incentives. Offer not available for Townhomes. Offer valid on new loan applications with Trinity Oaks Mortgage in conjunction with a John Houston Home purchase. Total seller credit may be limited by agency restrictions based on your specific loan product and terms. In no situation may credits exceed actual closing costs and prepaids; any excess credits are forfeited and cannot be redeemed for cash or other incentives. Consult your Loan Advisor for more details. This is not a commitment to lend, extend credit, or guarantee loan approval. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Not all loan products are available in all states. Equal Housing Opportunity. Trinity Oaks Mortgage LLC, NMLS# 1443326. Corporate Address: 421 Century Way, Suite 100, Red Oak, TX 75154. Call: 866.429.5010. For additional licensing information, please visit www.nmlsconsumeraccess.org

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