

RAVENNA HOMES.

A Luxury Custom Homebuilder

Your Next Season SALES EVENT

FOR A LIMITED TIME, WHEN YOUR BUYER PURCHASES A QUICK MOVE-IN RAVENNA HOME, RECEIVE:

A SPECIAL BUYDOWN FINANCING RATE

YEAR 1 INTEREST RATE

3.5%

(5.607% APR)*

YEAR 2 INTEREST RATE

4.5%

(5.607% APR)*

YEAR 3-30 INTEREST RATE

5.5%

(5.607% APR)*

SEE SALES CONSULTANT FOR DETAILS.



1-Story Home 4 Bed 3½ Bath 2-Car Garage 2,909 Sq.Ft. Study/Office Covered Patio Walk to School

40028 Belted Kingfisher Court ~~\$655,900~~ **\$589,900**

AUDUBON | MAGNOLIA TX, 77354

Total Earnings: \$27,697

This thoughtfully designed one-story home welcomes you with an extended entry featuring impressive 12-foot ceilings. The entry opens to a spacious 22' x 26' family room, where an electric fireplace, soaring ceilings, and a full wall of windows create a bright and inviting living space. The open-concept layout seamlessly connects the family room to the kitchen and casual dining area, making it ideal for both everyday living and entertaining. The luxurious primary bathroom features a freestanding tub, an oversized walk-in shower with a built-in seat, His and Hers vanities, and separate walk-in closets. Outside, the extended 27' x 16' covered patio overlooks the spacious backyard and provides the perfect setting for relaxing or entertaining.



2-Story Home 4 Bed 3½ Bath 2-Car Garage 3,300 Sq.Ft. Study/Office Covered Patio Corner Homesite

21002 Magnolia Mill Drive ~~\$737,900~~ **\$599,900**

BRIDGELAND 50' | CYPRESS, TX 77433

Total Earnings: \$27,997

This impressive two-story home welcomes you with an extended entry featuring soaring 21-foot ceilings. The open-concept kitchen, dining, and family rooms create a bright and inviting gathering space, enhanced by dramatic floor-to-ceiling windows that fill the family room with natural light. Centrally located, the spacious kitchen features 42-inch cabinetry, an oversized island, and high-bar seating ideal for casual dining and entertaining. A grand staircase leads upstairs to an expansive game room, three secondary bedrooms, and two full bathrooms. The primary bathroom includes a freestanding tub, separate shower, His and Hers vanities, and an oversized walk-in closet. Situated on a desirable corner lot, the home also features a 24' x 10' covered patio overlooking the spacious backyard.



1-Story Home 4 Bed 3½ Bath 3-Car Garage 3,164 Sq.Ft. Study/Office Covered Patio

9749 Roaring River Falls Lane ~~\$784,900~~ **\$639,900**

THE HIGHLANDS | PORTER, TX 77365

Total Earnings: \$29,197

This elegant one-story home features a three-car garage and a distinctive oval entry with soaring 13-foot ceilings that opens to a private study. Centrally located, the spacious kitchen connects seamlessly to the dining room, breakfast area, and family room. It showcases a large island, designer finishes, abundant cabinetry, and KitchenAid appliances, including a 36-inch gas cooktop. The open family room features a 14-foot ceiling, fireplace, and expansive three-panel sliding glass door that extends the living space outdoors. The luxurious primary bathroom includes a freestanding tub, separate shower, and His and Hers vanities. A stucco exterior, 30-foot covered patio, and full-yard sprinkler system complete this thoughtfully designed home.



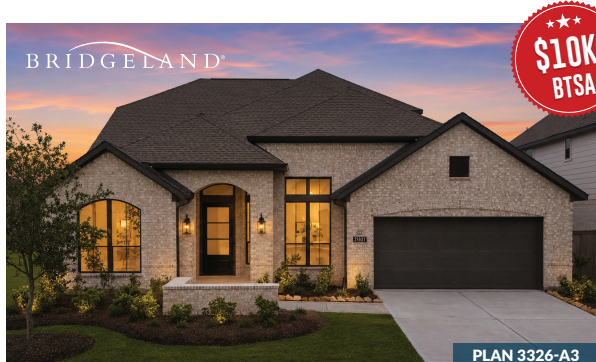
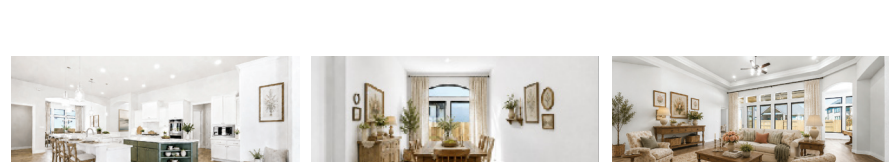
1-Story Home 4 Bed 3½ Bath 3-Car Garage 4,290 Sq.Ft. Study/Office Game Room Covered Patio

17576 Watercolor Way

ARTAVIA | CONROE TX, 77302

SOLD

This beautiful one-story home welcomes you with a spacious entry featuring soaring 13-foot ceilings. At the heart of the home, the expansive 22' x 22' kitchen showcases an oversized island, high-bar seating, 42-inch cabinetry, built-in stainless steel appliances, and a separate 36-inch, five-burner gas cooktop. The kitchen opens to a remarkable 26' x 20' family room with 14-foot ceilings, a full wall of windows, and direct access to a 20-foot-wide covered patio. The luxurious primary bathroom features a freestanding tub, separate shower, His and Hers vanities, and two generous walk-in closets completes this thoughtfully designed home.



1½-Story Home 4 Bed 4½ Bath 3-Car Garage 3,531 Sq.Ft. Study/Office Game Room Theater Room Covered Patio

21927 Espejitos Court ~~\$789,900~~ **\$699,900**

BRIDGELAND 60' | CYPRESS, TX 77433

Total Earnings: \$30,997

This spacious 1½-story home features a welcoming entry with 12-foot ceilings that continue through the open dining room and into the family room. The family room offers a corner fireplace and a full wall of windows, while the open kitchen features 42-inch cabinetry, an oversized island, and high-bar seating. The primary bathroom includes a freestanding tub, separate shower, and His and Hers vanities. Upstairs, you'll find a game room, bedroom, full bathroom, and dedicated theater room. A 33-foot-wide covered patio overlooks the backyard and provides plenty of space for outdoor entertaining.



1½-Story Home 4 Bed 3½ + ½ Bath 3-Car Garage 4,013 Sq.Ft. Study/Office Game Room Theater Room Covered Patio

126 Stellar Hills Court ~~\$849,900~~ **\$729,900**

THE WOODLANDS HILLS | WILLIS, TX 77318

Total Earnings: \$31,897

This thoughtfully designed 1½-story home welcomes you with a spacious entry featuring 13-foot ceilings that extend past the private study. Centrally located, the open kitchen features 42-inch cabinetry and high-bar seating while overlooking the main living areas. The 20' x 20' family room offers soaring 14-foot ceilings and an impressive floor-to-ceiling freestanding tub that fills the space with natural light. The primary bathroom includes a freestanding tub, separate shower, His and Hers vanities, and a spacious walk-in closet. Upstairs, you'll find a game room, dedicated media room, and convenient powder bathroom.



Come See the Difference

Texas-Size Living

BIGGER. BETTER.



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*Financial scenario based on a conventional 30-year fixed-rate loan amount of \$450,000, minimum credit score of 760, and 25% minimum down payment, with a 5.5% note rate (5.607% APR). The 2-1 temporary buydown provides reduced principal and interest payments calculated at 3.5% during year 1, 4.5% during year 2, with payments returning to the 5.5% note-rate payment beginning in year 3 and continuing through year 30. Payments do not include property taxes, homeowners insurance, or mortgage insurance. Actual payment will be higher. The payment information above is based on market conditions as of 7/31/2026. Rates are subject to change at any time without notice. Interest rates may vary depending on past credit history, down payment, and approximate term. Any savings on the loan amount may vary, and any seller concessions are contingent on sellers. All loans are subject to approval. Terms and conditions may apply. Financing is for select inventory homes only. Rate buy down is for a mortgage from V.I.P. Mortgage, Inc., only. V.I.P. Mortgage, Inc. does Business in Accordance with Federal Fair Lending Laws. NMLS ID 145502. Texas Mortgage Company License 145502. For all other state licensing, visit www.vipmtginc.com/national-licenses/. Information, rates, and programs are subject to change without notice. All products are subject to credit and property approval. Not all products are available in all states or for all loan amounts.

Other restrictions may apply. This is not an offer to enter into an agreement. Not all customers will qualify.

Promotion valid on select homes only and must be presented at time of contract. Cannot be combined with any other offers or promotions.

Contract must be written between 8/7/2026 and 9/30/2026. Prices subject to change without notice. See Sales Consultant for complete details. Equal Housing Opportunity.

**Total Realtor earnings based on a contract at listed price with 3% referral fee plus \$10,000 BTS (Bonus to Selling Agent). Home must close by 8.30.26 in order to receive BTS.

