



Now selling new construction town homes at Solara at Highland Horizon! Solara at Highland Horizon is a premier gated community of 16 thoughtfully and environmentally designed town homes! Supremely located in northwest Austin in the Round Rock ETJ, Solara at Highland Horizon is surrounded by established high-end single-family neighborhoods, and walkable to many close-by national retail, restaurant, entertainment, fitness and employment centers. The community is part of the Brushy Creek MUD with access to miles of hike and bike trails through an interconnecting trail system with over a dozen parks, community center and pool and fitness center access available for purchase.

Solara boasts outstanding access to the transportation corridors that connect the Austin area, within 1 mile of the intersection of toll road 45 & Mopac Expressway, with easy access to everything, including downtown Austin and many of Austin's major employers (Dell, Apple, Samsung, Visa, Micron, Google, Oracle, Tesla, etc). It is only minutes from The Domain, a retail mecca with over 100 upscale retail shops and restaurants. Located in the acclaimed Round Rock ISD zoned to outstanding elementary, middle and high schools (Great Schools ratings of 9/10) and minutes from Concordia University and the Cypress Creek campus of Austin Community College, Solara at Highland Horizon provides educational opportunities for all family members.

Solara at Highland Horizon features spacious floor plans with attached garages, beautiful stone and stucco exteriors, private & fenced rear yards, and energy efficient fixtures and appliances. Open first floor plan with an office and full bath, three roomy second floor bedrooms, including primary suite with luxurious owners bath and a versatile third floor loft. At Solara your family will get the benefits of convenient Hill Country living, upscale shopping, dining and entertainment, great access to transportation corridors, a top-rated school district, amazing natural amenities, and energy efficiency, all in one of the most desirable areas of Texas! Completion of first units expected in March 2026.



## SOLARA TOWNHOME SPECIFICS

### Exterior Features

Front elevation masonry exterior similar to rendering  
Landscaping package with sod at front & rear yard  
One Tree in Backyard  
1 Front and 1 rear GFI outlet  
Durable insulated metal garage doors  
Concrete flatwork for patio, front porch and driveway  
8' Tall entry door with partial, etched glass  
HOA maintains front and side yards

### Interior Features

Orange Peel texture on all sheet-rocked walls and ceilings  
Ceramic tile floors in bathrooms, luxury vinyl plank flooring throughout first floor, stairs and second floor hall  
Bedrooms & Family room: Ceiling fans  
Plush carpet in 2nd floor bedroom, hallway and on loft; 3rd floor staircase with 1/2 in. pad

### Master Bedroom Features

- 6' glass door with balcony 36" x 72" (+/-)
- Raised Ceiling (Follows roof line)
- 2-person 48" x 60" (+/-); Large walk-in shower with 12" Bench (Tile to Ceiling)
- Large walk-in closet with 36' of Rod length
- 3-Panel Craft Style Door

### Security Features

- Deadbolts on front and back doors
- Smoke alarms and carbon monoxide detectors as per the plan
- 12" Two hour rated firewall installed in each unit
- Sprinklered fire suppression system installed in each unit

### Bath Features

- 36" wide vanity cabinets in bathrooms with makeup seat
- Ceramic tile shower with the separate glass enclosure in master bath
- Ceramic tile floors in master bath & hall bath (from floor to ceiling)
- Tub with ceramic tile walls in hall bath
- 36" mirrors above bathroom vanities in each bathroom sink

### Bath Features (continued)

- Low Flow Water-Saving Feature at all toilets (Dual-Flush Options)
- Granite counter tops in all baths with integrated under mount sinks
- Water-saving plumbing fixtures in all baths

### General Construction Features

- 1-year workmanship warranty provided by the builder
- 2-year systems warranty provided by the builder
- 6-year structural warranty provided by the builder
- Masonry exterior: Stone, Stucco, Hardboard trim
- Post-tension concrete slab
- Individually designed and engineered slab system
- Soft water system pre-plumb
- PEX water lines
- All copper electrical wiring
- All cabinets are solid wood and plywood
- Roof decking with expansion clips
- Metal drip edge on roof
- Hardie Plank soffit & fascia at exterior
- Low VOC paint and caulk
- Welded Iron for First Floor staircase railing
- 5 1/4" inch white pine trim baseboard
- Hose bibs at the front and rear of the house
- Welded Iron Fence



## SOLARA TOWNHOME SPECIFICS

### General Construction Features (continued)

30-year GAF fiberglass roof shingles  
First floor ceiling height is 9 ft, Second Floor ceiling height is 8ft. Loft area ceiling height is 7ft to 9ft (+/-); The ceiling height slopes to follow the roof line.  
Luxury vinyl plank flooring throughout first floor as well as 2nd-floor hallway  
Carpet + Pad on 2nd floor, and 3rd Floor

### Energy Features

NET-ZERO Ratings through design, testing, and approval  
Rheem 50 Gallon "Hybrid" Hot Water Heater  
Blown-In fiberglass insulation throughout exterior walls  
Double-pane insulated vinyl windows throughout  
Blown-In foam insulation in the attic  
R-6 insulated flex duct for HVAC in attic

### Energy Features (continued)

- Carrier 15.5-SEER 2-zone high-efficiency Heat & AC system
- Perimeter of foundation shall be caulked at exterior walls
- Sealant installed around all exterior windows, doors, and electrical boxes
- Programmable digital display setback thermostats
- Energy-Star rated electric appliances by Whirlpool: Microwave, Dishwasher and Range
- Water-Saving Plumbing fixtures: Dual-Flush
- LED Light Bulbs and Fixtures
- Kitchen and Bath Cabinets are solid-wood, plywood (No chip board)
- 4-ceiling fans

### Kitchen Feature

- Shaker-style cabinetry with hidden hinges & adjustable shelving in wall cabinets
- Recess lighting in kitchen
- Whirlpool slide-in electric oven/range (Made in America)
- Whirlpool self-venting microwave over range

### Kitchen Features (continued)

- Combination of microwave with vented hood
- Whirlpool Dishwasher - Energy Star Rated
- Tile backsplash
- One Standing Pantry
- Stainless steel single double bowl sink with Moen single lever faucet
- Quartz countertops
- Garbage Disposal
- Three decorative lights over bar area

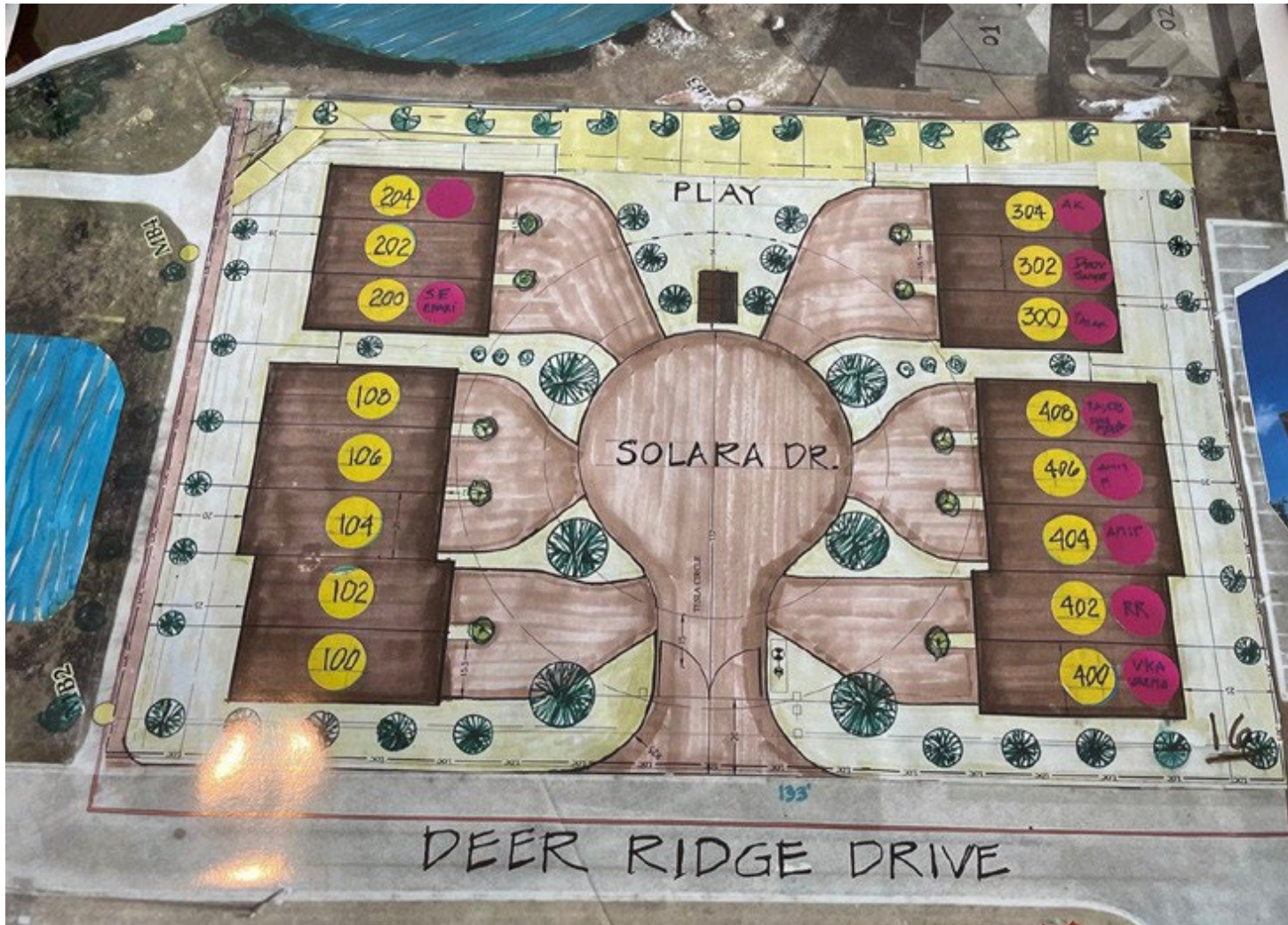
### Communication Features

- Pre-wired for mounted television in family room and master bedroom
- 30" structured wiring panel with "homeruns"
- RG-6 and Cat6 cable outlets

### Community Features

- Gated entrance with remote access
- Gate at rear yard fence providing access to walking path and sidewalks
- Part of Brushy Creek MUD with access to dozens of amenities including parks, trails, pools and fitness access available for purchase

# BH BROADVIEW HOMES



# BROADVIEW HOMES





**1ST FLOOR PLAN  
END UNIT**



**2ND FLOOR PLAN  
END UNIT**

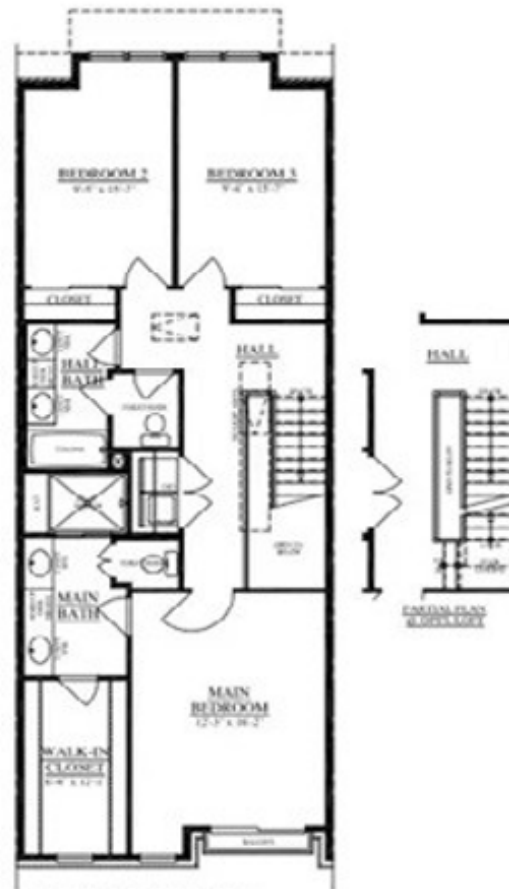


**1ST FLOOR PLAN  
INTERIOR UNIT**



**LOFT PLAN  
INTERIOR UNIT**

## INTERIOR UNIT TOWNHOME



FIRST FLOOR AREA = 802 GSF  
 SECOND FLOOR AREA = 1,022 GSF  
 TOTAL FLOOR AREA = OPTL. LOFT = 1,824 GSF  
 OPTIONAL LOFT AREA = 276 GSF  
 TOTAL 3RD FLOOR AREA = OPTL. LOFT = 2,100 GSF  
 OPTIONAL LOFT INCLUDES (2) SKYLIGHTS & CARPET FLOORING  
 REAR YARD DEPTHS VARY BETWEEN APPROXIMATELY 16' - 25'  
 PLANS SUBJECT TO ADJUSTMENT, SEE FINAL SET OF PLANS FOR CHANGES.

## SOLARA at HIGHLAND HORIZON

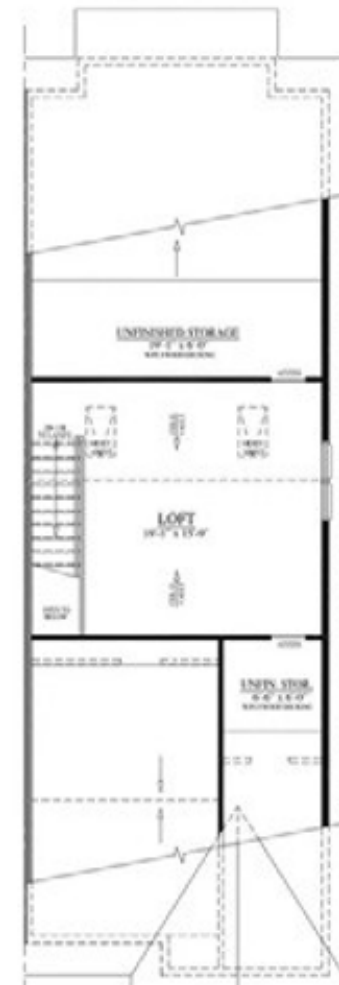
END UNIT TOWNHOME



**FIRST FLOOR**  
NOT TO SCALE



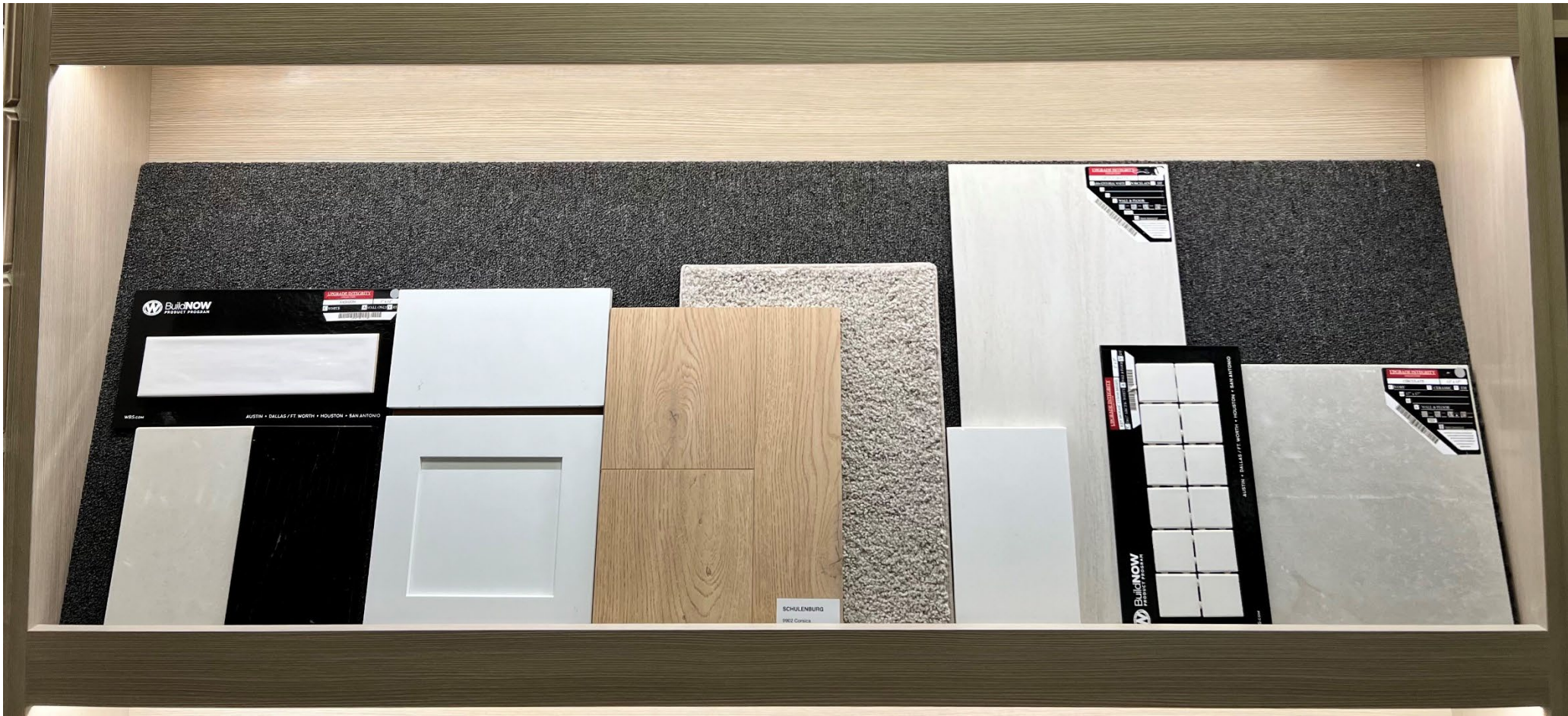
**SECOND FLOOR**  
NOT TO SCALE



**LOFT PLAN**  
NOT TO SCALE

1. FIRST FLOOR AREA = 823 GSF
2. SECOND FLOOR AREA = 1,093 GSF
3. FINISHED ATTIC/LOFT AREA = 327 GSF
4. TOTAL FLOOR AREA = 2,243 GSF
5. ATTIC/LOFT INCLUDES (2) SKYLIGHTS & CARPET FLOORING
6. REAR YARD DEPTHS VARY BETWEEN APPROXIMATELY 15' - 25'
7. PLANS SUBJECT TO MINOR CHANGES & ADJUSTMENT. SEE FINAL DRAWINGS.

# BROADVIEW HOMES



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Adjoining pond view from Solara Play Area

