

LAKELINE SQUARE TOWN HOMES

13420 Lyndhurst Street, Austin, Texas 78729

INNOVATION *in* DESIGN



- Vertical square footage to increase green space
- Townhome style allows for private & fenced rear yard
- Energy Star Label & Austin Energy 5 star rated green building
- HERS rating
- LEED designation in process

SUSTAINABLE SITE



- 50% open space
- Access to public transportation (bus & train)
- Purple Martin nesting habitat
- Environmental storm water design quality control
- Pedestrian friendly
- Doggie park

WATER EFFICIENCY



- Water efficient landscaping
- Water use reduction
- 1.1 gallons per flush low-flow toilets
- 1.2 gallons per minute low-flow faucets
- Energy Star dishwasher
- Energy Star washing machine
- Energy Star hot water heater

LAKELINE SQUARE GREEN BUILDING

A Comprehensive Endeavor



The building industry is changing: We are no longer designing and constructing buildings in the same way we have always done. The green building movement offers an unprecedented opportunity to respond to the most-important challenges of our time, including global climate change, dependence on non-sustainable and expensive sources of energy, and threats to human health. The work of innovative building professionals is a fundamental driving force in the green building movement. Such leadership is a critical component to achieving the U.S. Green Building Council's (USGBC) mission of a sustainable built environment for all within a generation.

The fundamental building block of market transformation is education.

INDOOR ENVIRONMENTAL QUALITY



- Low-emitting materials for paint, adhesives, sealants, carpets & composite wood
- Increased ventilation
- 14 & 15 SEER air conditioning systems
- Sealed & insulated ductwork
- Foam insulated roof & conditioned space for HVAC system
- Low-E glass in windows
- 2 sliding glass doors for daylight & views

MATERIALS *and* RESOURCES



- Construction waste recycled
- Use of recycled construction materials - Engineered studs
- Rapidly renewable materials - Bamboo Hardwoods
- Built with locally manufactured materials - Saves on shipping, reduces pollution & carbon output
- Cabinets, windows, and doors made in Texas

ENERGY & ATMOSPHERE



- Maximize and optimize energy performance
- Programmable thermostat
- Independently tested HVAC and Thermal monitoring during construction
- Reduce carbon output
- Blown-in high density natural fiber insulation
- Energy Star windows, doors & light fixtures

Sales Center
Open 12 to 5



- 68 luxury town homes in gated community
- Only 34 town homes available!
- Great location near Hwy 183 and 45 toll road, only minutes from downtown, Dell and Lake Travis
- 5 star rated Austin Energy Green Building program
- Most energy efficient town homes ever built in Austin
- Each unit is 1358 square feet
- Stone and stucco exterior
- 3/2 bedrooms with 2 private baths
- One half bath
- Granite counter tops in Kitchen
- All appliances: dishwasher, refrigerator, stove/oven/microwave, washer/dryer included
- Bamboo hardwood floors in Living Room, Dining Room and Kitchen
- Game room with wet bar and sliding glass door to private patio/ possible 3rd bedroom
- Tile baths with Kohler HET 1.28 gallons per flush toilets
- Private balconies
- Private and fenced rear yard
- Energy Star certified home
- Energy Star rated windows
- Energy Star rated light fixtures & ceiling fans
- Energy Star rated appliances
- Blown-in high density wall insulation thermal barrier tested
- Foam insulation at underside of roof- reducing heat exchange
- 14 SEER HVAC system with programmable thermostat
- Sealed and insulated ductwork
- Superior Indoor Air Quality
- Water Efficient landscaping
- Home is tested by RESNET accredited, HERS certified rater at completion
- Home qualifies for Green Mortgage products
- Property is within 1 mile of Mall, grocery shopping, schools, parks and train station
- Pedestrian and bicycle friendly neighborhood
- Round Rock ISD schools. Property is across the street from Forest North elementary school
- Property located within Austin city limits
- Better health, greater comfort, low utility bills, less maintenance, better built, lasting value!
- Prices start at \$174,900
- MLS #7637314

Green building = Better health, greater comfort, lower utility bills, less maintenance, and lasting value!

First 5 Star Green Built Town Home Community in Austin



Contact: David Cavalier
512.656.5787 | www.lakelinesquare.com

Reshetar Development Group



Illustrative Site Plan

NOTE: See engineer's plans for more details.

801-SOLD	608-\$174,900	202-SOLD	408-SOLD
802-\$174,900	609-\$174,900	201-\$185,000	508-SOLD
803-\$174,900	610-Reserved	108-\$185,000	507-SOLD
804-\$174,900	308-Reserved	107-\$174,900	506-Reserved
805-\$174,900	307-\$174,900	106-\$174,900	505-SOLD
806-SOLD	306-\$174,900	105-\$174,900	504-SOLD
807-\$174,900	305-\$174,900	104-\$174,900	503-SOLD
808-SOLD	304-\$174,900	103-\$174,900	502-SOLD
809-SOLD	303-\$174,900	102-\$174,900	501-SOLD
810-Reserved	302-\$174,900	101-\$185,000	708-SOLD
601-SOLD	301-Reserved	401-SOLD	707-SOLD
602-SOLD	208-\$185,000	402-SOLD	706-\$179,900
603-SOLD	207-SOLD	403-SOLD	705-\$179,900
604-SOLD	206-SOLD	404-SOLD	704-SOLD
605-\$174,900	205-SOLD	405-SOLD	703-SOLD
606-\$174,900	204-SOLD	406-SOLD	702-SOLD
607-\$174,900	203-SOLD	407-SOLD	701-\$190,000

- = SOLD
- = RESERVED
- = AVAILABLE

This plan is subject to change based on field conditions.

LAKELINE SQUARE GREEN BUILDING

End Units 1,358 SF



DIRECTIONS

183 north, exit Lake Creek Parkway. Rt on Lake Creek. Rt on FM 620. First right on Lyndhurst Street. Lakeline Square on right

