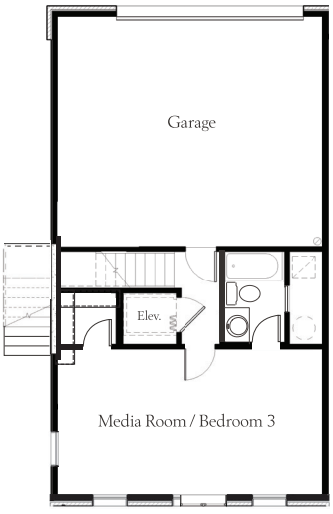
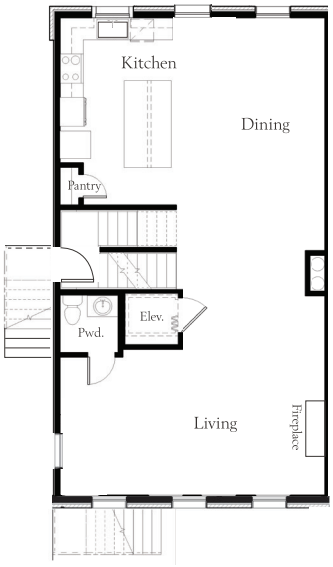
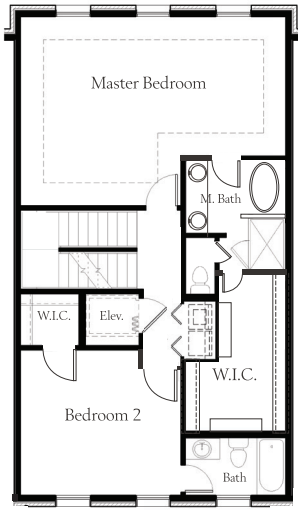
The Arlington.

3,893 square feet (2,987 conditioned)
3 bedrooms | 3.5 baths | end location

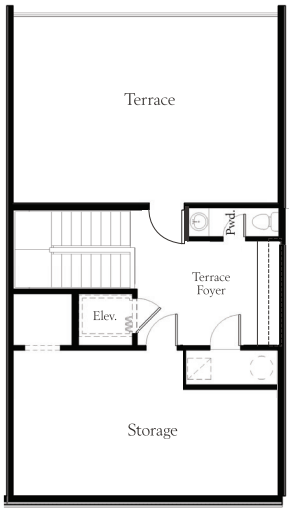


Ground Floor





Second Floor



Terrace Floor

TexasBrownstones.com 512.966.0711 | Leander, TX

NOVAK BROTHERS CONSTRUCTION

DISCLAIMER: This floorplan is used for marketing purposes only and although is mostly accurate, it is a general representation of this plan. This may not represent your specific Texas Brownstone™.

Rev. 01/22

THE BROWNSTONE AT NORTHLINE

The Arlington.

3,893 square feet (2,987 conditioned)
3 bedrooms | 3.5 baths

Live, Play, Shop, Dine Community

Shopping and dining a walk away

Beautiful landscaping maintained by HOA

Full irrigation system water paid by HOA

Walkable Town Center

Water features and playgrounds

Walking trails

Dog parks

Gourmet Kitchen Included Features

Shaker style soft close custom cabinets

Large stainless 1 tub sink

Stainless Commercial KitchenAid appliances

Granite or quartz 3cm countertops (per plan)

Engineered hardwood or luxury vinyl (per plan)

Living & Entertainment Area

Large Open living plan with 10′ ceilings

Posh private elevators

Engineered hardwood/ luxury vinyl flooring (per plan)

48″ Electric fireplace in living room

Rooftop terraces with scenic overlooks

Flush mount LED lighting throughout

Large finished and carpeted storage space on terrace level

Powder bath and wet bar with wine rack on terrace level

Motorized louvered 12′ x 16′ pergola installed at terrace (Wi-Fi enabled)

Gas connections at kitchen and at entertainment area on terrace

Customer Commitment

1-2-10 year warranty

Pre-foundation purchaser orientation

Pre-drywall purchaser walk-thru and orientation

Pre-closing purchaser walk-thru and orientation

Master Suite

Large master suite

Granite/quartz countertops in bathroom

Elegant freestanding tub

Frameless glass shower surround

Spa rain head shower with hand-held shower wand

Stain resistant carpet with 6 lb. carpet pad in bedroom

Large master walk-in closet with shelving

Exterior Artistry

Texas quarried stone on all sides (stone color per plan)

Class 4 metal roofing

Pre-finished gutters and downspouts

Beautiful front entrance stoops with rod iron railings

Dual car 18′ driveway with 2 car garage

Parallel parking in front of each Brownstone

Metal insulated garage doors with decorative black handles (Wi-Fi enabled)

Interior Craftsmanship

Crown molding in living kitchen and dining

Ceiling fans with light kits in living room and all bedrooms

Pre-wired and trimmed out for security

Energy Efficiency

Hi-performance vinyl windows low E outhern Exposure

Two TACO recirculating hot water systems for instant hot water at each bath

Two-stage foam sealing treatment

Programmable thermostats for heating and cooling efficiency

64 HERS rating

Extra thick double walls and insulation between homes for sound attenuation

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Rev. 01/22