



THE
BROWNSTONE
AT Northline
A NOVAK COMMUNITY

THE ARLINGTON

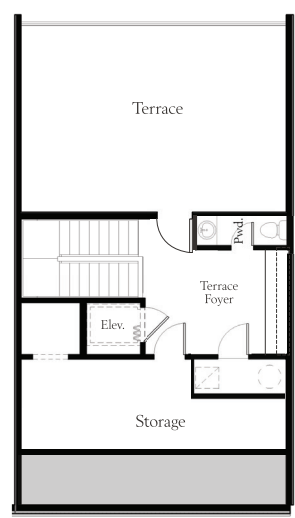
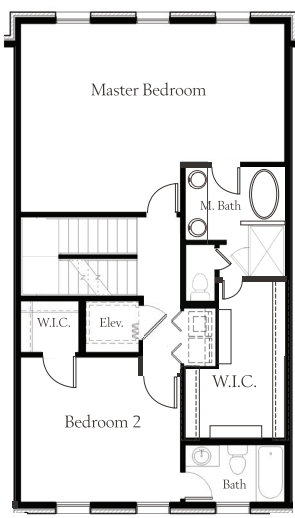
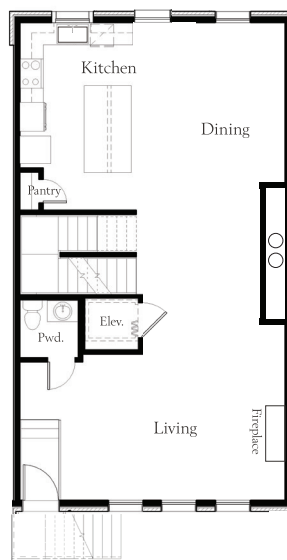
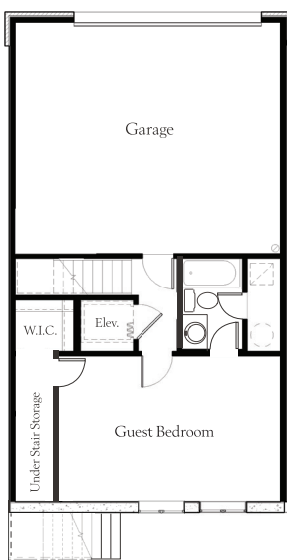
3,893 square feet (2,987 conditioned)
3 bedrooms | 3 full, 2 half baths | center location

Ground Floor

First Floor

Second Floor

Terrace Floor





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 one-tub sink
Elite dual-water filtration system at sink
Stainless commercial JennAir® appliances
Granite or quartz 3cm countertops (per plan)
Engineered hardwood (per plan)

Living & Entertainment Area

Large open living plan with 10' ceilings
Posh private elevators
Engineered hardwood 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 on terrace level (per plan)
Wet bar with wine rack and space for beverage center 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-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 (stone color per plan)
Class 4 metal roofing
Pre-finished gutters and downspouts
Beautiful front entrance stoops with rod iron railings
Dual car driveway with 2 car garage (per plan)
Parallel parking in front of each Brownstone
Metal insulated garage doors pre-finished in black (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

Pella hi-performance vinyl windows low E Southern Exposure
Tankless 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