

*For Sale*  
*Parkway Duplexes*  
*Pflugerville, TX*



Primary Type:	Multifamily
No. Units:	2
Price:	2534 SF \$249,900
	2768 SF \$257,900
Year Built:	Under Construction

**Additional Information**

**Property Description:**

2534 SF - Two Identical Two Story Units each with 1 Living, 1 Dining, 3 Bedrooms, 2½ Baths, U-Shaped Kitchen, Walk-In Utility, Extra Storage Space in Garage, Walk-In Closet in Master Bedroom. Each side has it's own small private yard.

2768 SF – Two Identical Two Story Units each with 1, Living, 1 Dining, 3 Bedrooms, 2½ Baths, U-Shaped Kitchen, Walk-In Utility, Extra Storage Space in Garage, Large Walk-In Closet in Master Bedroom and Flex Space off Master Bedroom. Each side has it's own small private yard.

**Location Description:**

Off of Howard Lane just east of I-35.



Offered By:	Republic of Texas, Realtors				
	Lynn M. Taylor, President				
	Office: (512) 338-0404 Cell Ph. (512) 923-1146				

Property:	Parkway Duplexes	Plan	2534		
Address:	Parkway Duplexes				
City:	Pflugerville, TX				

Sales Price:		\$ 249,900	Units Avail.	2
Down Pmt	10%	\$ 24,990	Price/ Unit	\$ 124,950
1st Lien	80%	\$ 199,920		
2nd Lien	10%	\$ 24,990		
		\$ 249,900		
Terms:	Third Party Financing		SF	Rent / SF
Built			2534	\$ 0.87
Rent	Total Monthly			
\$ 1,100	\$ 2,200			

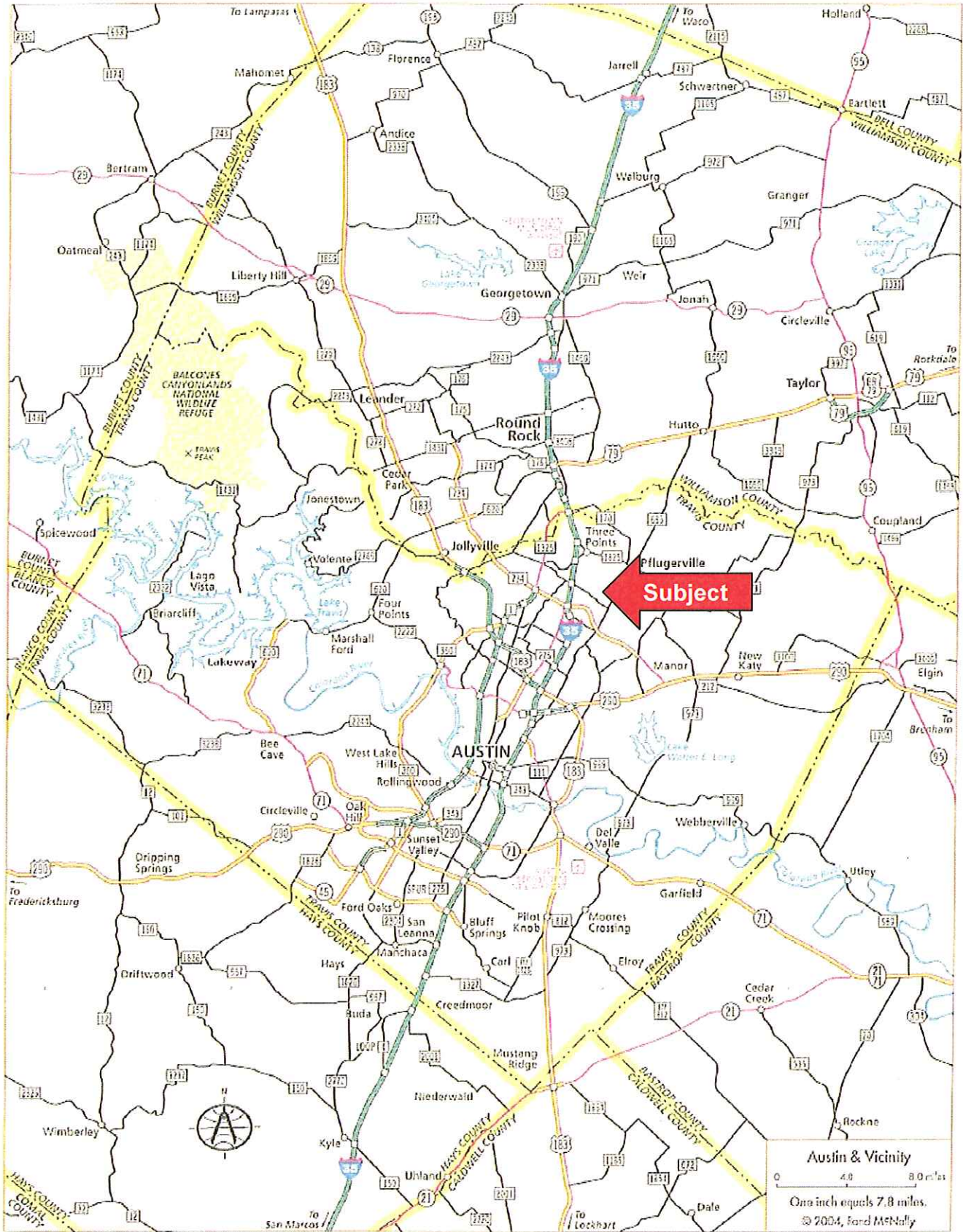
Location: Brand New Duplexes in Pflugerville, TX a bedroom community to Austin, near Wells Branch and I-35  
 Excellent Schools, near Dell Computers, Samsung, and only 10 minutes to Downtown Austin

			Interest Only	Rental Increase	Interest Only
Scheduled Income (GSI)			\$ 2,200	108%	2,376
Taxes	3.27%	80%	\$ 545		\$ 545
Insurance	0.05%		\$ 125		\$ 125
1st Lien	6.25%		\$ 1,041		\$ 1,041
2nd Lien	8.50%		177		177
HOA			\$ 150		\$ 150
Total Pmts			\$ 2,038		\$ 2,038
Rent			\$ 2,200	Rent	2,376
Cash Flow			\$ 162	Cash Flow	338
ROI			8%		16%

For 30 year amortization here is information on the principle and interest amortization

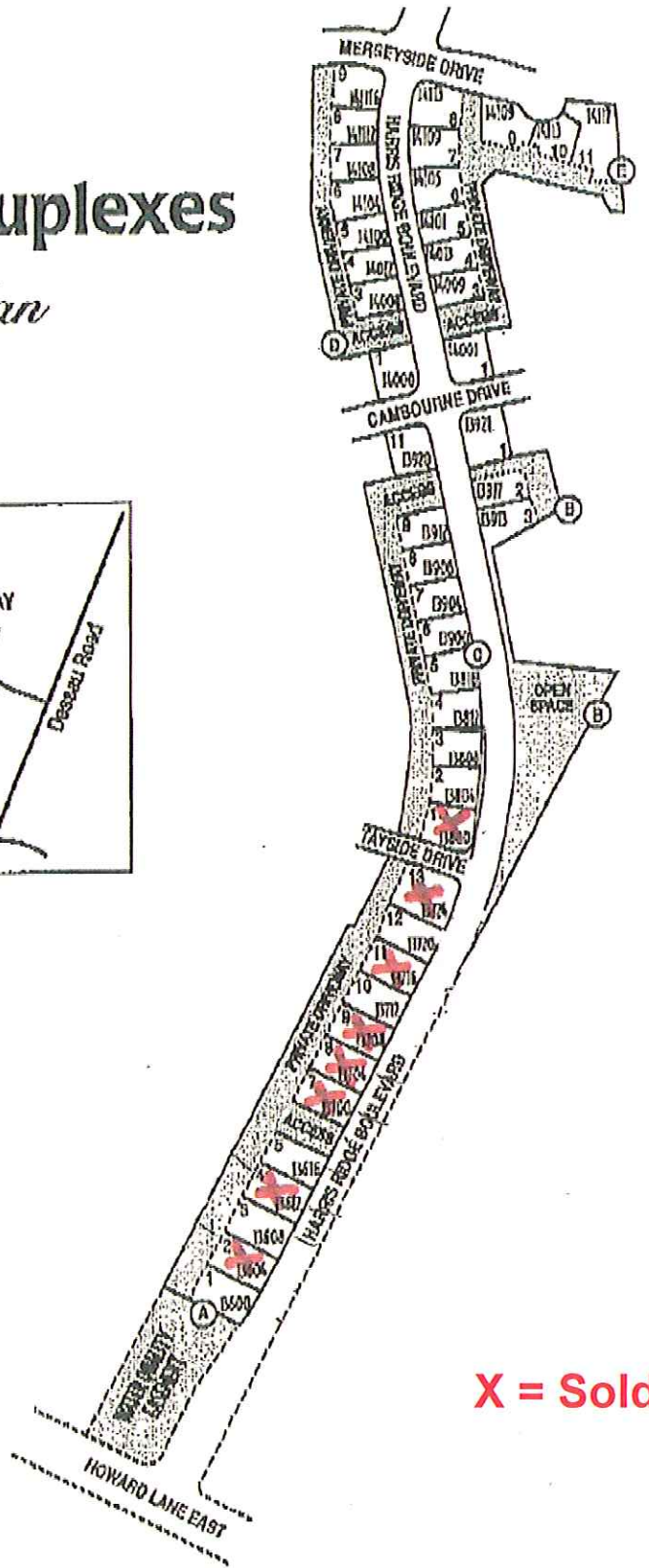
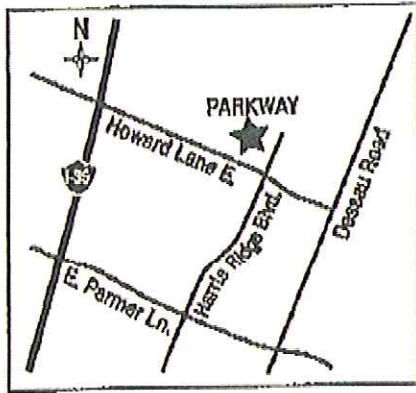
	1st	2nd
Principal	\$ 199,920	\$ 24,990
Annual interest	6.25%	8.50%
Term (years)	30	30
Periods per year	12	12
Annual Payments	\$ (14,915)	\$ (2,325)
Monthly Payment	\$ (1,231)	\$ (192)
No. of Payments	360	360

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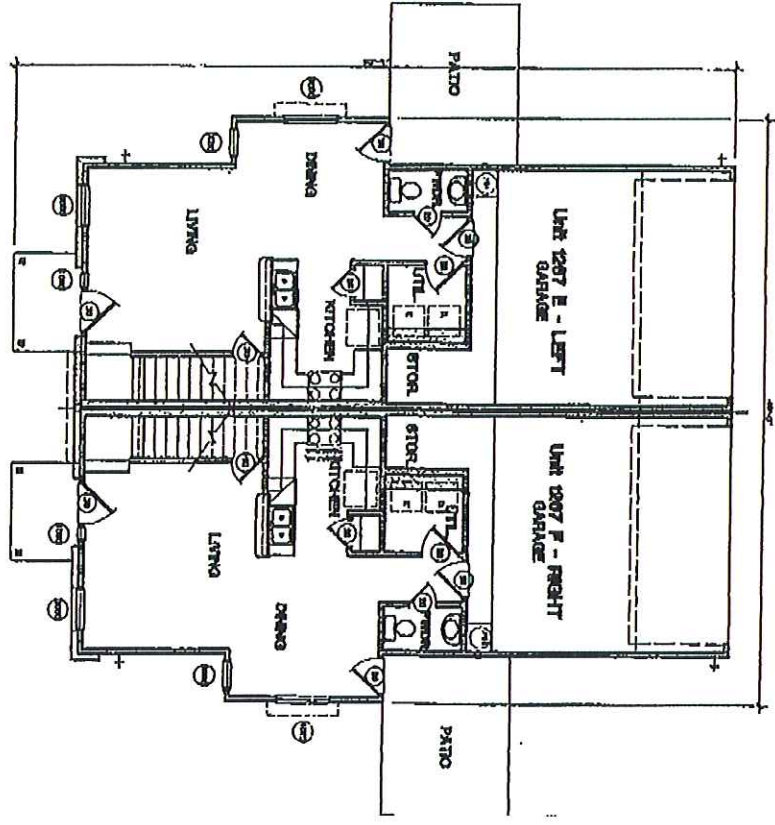
# Parkway Duplexes

## Site Plan

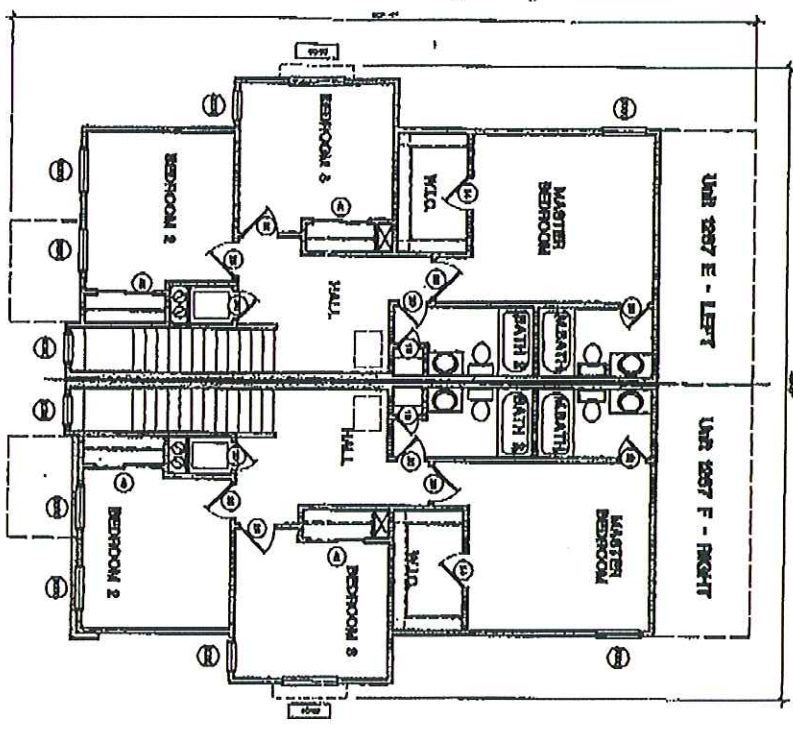


X = Sold

# 1267 Floor Plan

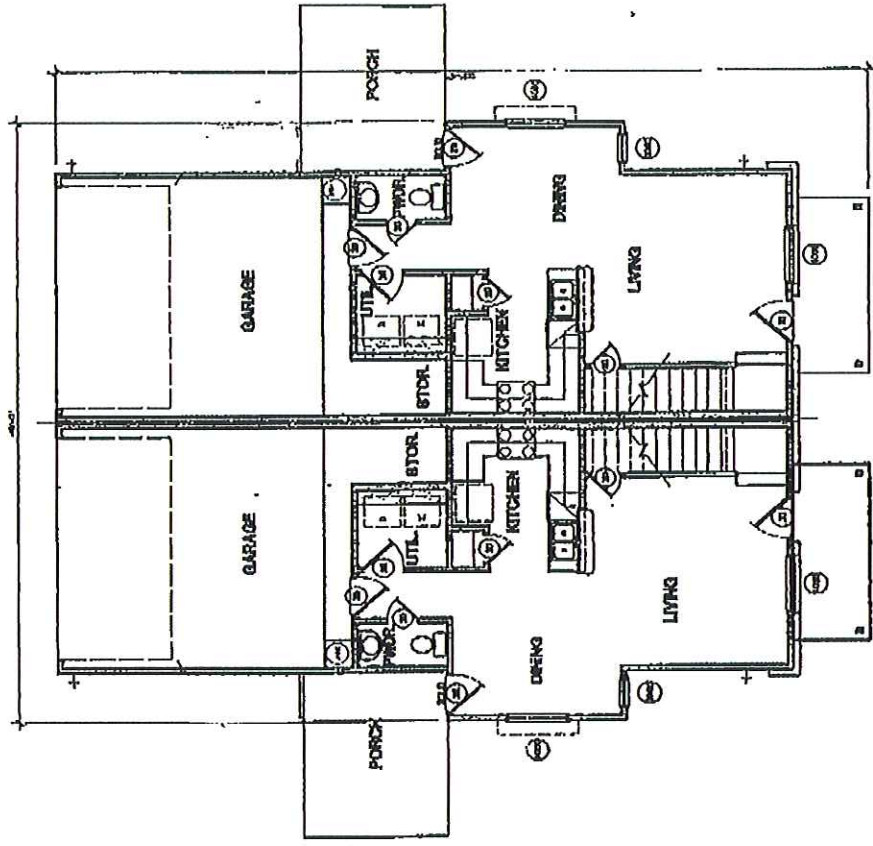


FIRST FLOOR PLAN  
1267E/1267F

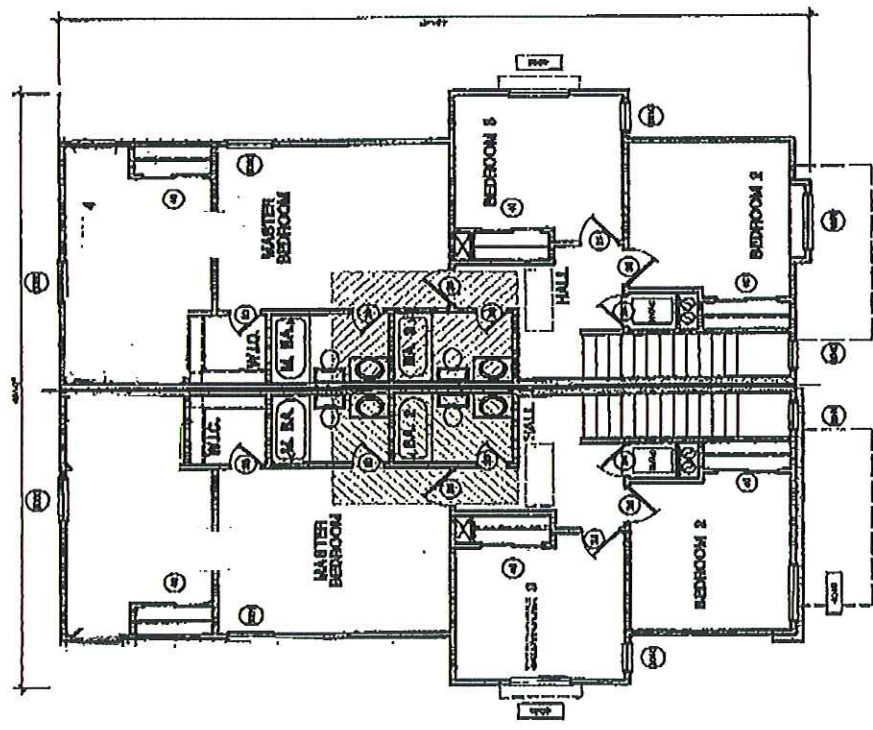


SECOND FLOOR PLAN  
1267E/1267F

# 1384 Floor Plan



FIRST FLOOR PLAN  
1384E/1384F



SECOND FLOOR PLAN  
1384E/1384F

# Parkway Duplexes

## Included Features

### Quality Interior Features

- Armstrong sheet vinyl in kitchen, master bath, powder, hall bath, utility and entry
- Shaw carpet with 3/8 inch 5 lb. rebond pad
- Ceiling fan block at all bedrooms and living room (prewire is optional)
- Six Panel Colonialist doors with colonial base and trim
- Wood window sills
- Smoke alarms per code
- TV cable prewire at living and all bedrooms
- Phone prewire at kitchen and all bedrooms
- White electrical switch plates and covers
- White lighting packages
- Polished brass interior door knobs
- White ventilated wire shelving at closets and linens
- Drag texture at walls and ceilings
- Neutral wall color
- Single wire shelf above washer/dryer space
- 9' first floor ceilings; 8' second floor ceilings
- Mini blinds on all windows

### Kitchen

- Post-form laminate countertops
- Bartop at kitchen sink
- Oak picture frame cabinets with interior lacquer finish and concealed hinges
- Double compartment stainless steel sink
- Pre-plumb for ice maker
- Whirlpool gas range (black)
- Whirlpool dishwasher (black)
- Whirlpool washer & dryer (white)
- Whirlpool refrigerator (black)
- Badger 1/2 hp disposal
- Flush mount fluorescent lighting
- Moen double handle kitchen sink faucet

### Baths

- Enameled steel tubs with ceramic tile surround
- Oak picture frame cabinets with interior lacquer finish and concealed hinges
- Laminate vanity tops with drop-in porcelain on steel sinks
- White regular rim commodes
- White porcelain pedestal lavatory in half baths
- Single bowl vanity at master bath
- Moen chrome two handle lavatory faucets
- Moen chrome single handle shower and tub levers
- Over toilet linen cabinets in master & half baths
- Exhaust fans in all full baths

### Quality Exterior Features

- 6' privacy fence at side yard (enclosed fence area approx. 450 sqft)
- White frame windows with double-paned, low emissivity glass and screens on operable portion
- Black exterior lighting package
- Concrete stoop (approx. 64 sq.ft.)
- Flush steel exterior patio door
- Six panel exterior fiberglass entry door
- Three-tab composition roofing shingles with 20-year warranty
- Engineered roof and floor truss system
- Trees in front yard
- Bermuda sod grass at front and sides (up to fence)
- Professionally designed and installed landscaping package
- Professionally designed exterior schemes (roof, brick and paint)
- Fiber cement siding
- Fresh earthtone colors with striking accent colors and white trim
- Pre-primed SPF exterior wood trim
- Irrigation at front, rear and side yard

### Garage

- Sheetrock and tape all walls
- 25 gauge steel embossed panel garage door
- Garage door opener pre-wire

### Other

- Goodman 12.0 SEER HVAC equipment
- Individually engineered post tension concrete foundation design
- Engineers prepour certification report provided at closing
- RWC Texas residential warranty program
- Borate-treated exterior sole plates
- Full slab stucco underpinning
- Independent orientation; Rewalk with Superintendent

### Energy Features

- Two stage polyseal treatment
- R-13 exterior wall insulation
- R-30 ceiling insulation
- R-6 air conditioning ductwork with mastic seal

# Parkway Duplexes Area Information

## Taxing Jurisdiction (2005)

Travis County	0.4993
Travis County Hospital District	0.0779
Travis County Emergency Service Dis. #2	0.1000
Pflugerville ISD	1.8500
Northtown MUD	0.7500
TOTAL (per \$100)	3.2772

## HOA Dues (estimated)

\$900/year  
1400/Duplex

## Utilities

City of Austin	494-9400
Texas Gas Service	1-800-700-2443
Northtown MUD (Water/WW/Trash)	
9511 RR620 North	335-7580
Southwestern Bell	800-464-7928
Cox Communications	930-3085
Travis County Permit Dept. (Security Alarm Permits)	854-4768

## Post Office

1. Pflugerville Station  
301 S Heatherwilde Blvd. 251-1184

## Public Schools

<b>Pflugerville I.S.D.</b>	<b>594-0000</b>
2. Delco Primary School Rachelle Warren, Principal 12900A Dessau Road	594-6200
3. Dessau Elementary School Pat Rueter, Principal 1501 Dessau Ridge Ln.	594-4600
4. Dessau Middle School Kathy Guerra, Principal 12900 Dessau Road	594-2600
5. Connally High School Carol Chapman, Principal 13212 N. Lamar	594-0800

## Preschools

6. Panther Patch Learning Center  
15807 Windermere Drive 251-7188
7. La Petite Academy  
204 10th Street 251-0347
8. The Children's Courtyard  
1308 Grand Avenue Parkway 989-6500

## Shopping

9. H-E-B Grocery  
201 N FM 685 251-0002

10. H-E-B Grocery  
500 Canyon Ridge Road 973-8143
11. Randall's  
1700 W. Parmer Lane 719-7050
12. Albertson's Grocery  
1601 W. Pecan 252-0723
13. Wal-Mart Super Center  
2701 S. IH-35 310-9024
14. La Frontera  
IH-35 and FM 1325

## Recreation

15. Pflugerville Recreation Center  
400 Immanuel 251-5082
16. North East Metro Regional Park  
2703 Pecan St. 854-7275
17. Forest Creek Golf Club  
100 Twin Ridge Parkway 388-2874
18. Blackhawk Golf Club  
2714 Kelly Lane 251-9000
19. The Dell Diamond  
3400 East Palm Valley 255-2255
20. Pflugerville Park & City Pool  
700 Railroad Avenue 251-5082
21. Chaparral Ice Center  
14200 N IH-35 252-8500
22. Austin Pioneer Farm  
11418 Sprinkle Cut Off Road 837-1215

## Emergency Services—911

23. Travis County Sheriff 854-9285
24. Pflugerville Fire Department 251-2801
25. Round Rock Hospital  
2400 Round Rock Avenue 341-1000

