



## Lower Interest Rates Available!

Flex Allowance to use YOUR way on select Quick Delivery Homes

**Flex Allowance Available\***



## 17211 Hattie Trace

Austin, TX 78738 | MLS #8335908

**\$709,990**

	Beds	Baths	Stories	Garage
<b>2,821</b>	<b>4</b>	<b>4</b>	<b>2</b>	<b>2</b>

Don't miss out on this fantastic opportunity! With **up to \$30,000 available in flex cash allowance, plus an additional \$11,000 in closing cost contributions with our preferred lender**, now is the perfect time to make this home yours. New... [READ MORE »](#)

## Plan Your Visit

Sweetwater 40' Model  
Sierra Plan  
New Model NOW Open  
6212 Bower Well Road  
Austin, TX 78738

MODEL HOME HOURS  
Monday to Saturday: 10 a.m. - 6 p.m.  
Sunday: 12 p.m. - 6 p.m.

Community Sales Manager  
Bob Kennedy  
(512) 299-4333  
[Bkennedy@newmarkhomes.com](mailto:Bkennedy@newmarkhomes.com)



**ELEVATION 1**



**ELEVATION 2**



**ELEVATION 3**

REV 06/23 (40SH



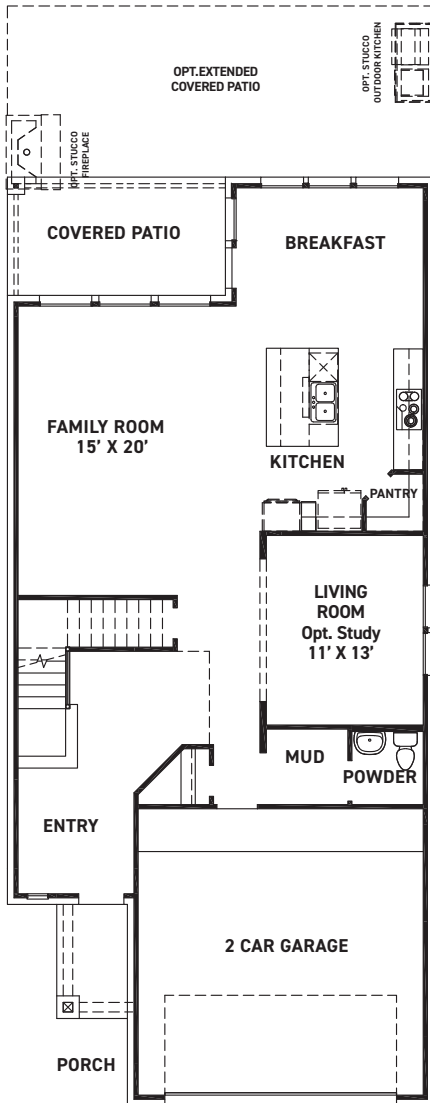
These drawings are conceptual only and are for the convenience of reference. They should not be relied upon as representations, express or implied, of the final detail of the residences. The builder expressly reserves the right to make modifications, revisions, and changes it deems desirable in its sole and absolute discretion. Dimensions and square footages are approximate and may vary with actual construction.



[newmarkhomes.com](http://newmarkhomes.com)

July 27, 2024

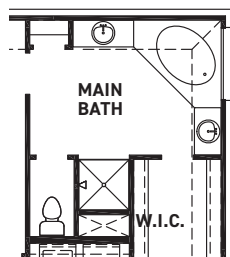




FIRST FLOOR PLAN

## FEATURES:

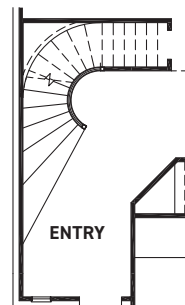
- 2810 SQUARE FT.
- 3 BEDROOM
- 2-1/2 BATHROOM
- 2 CAR GARAGE



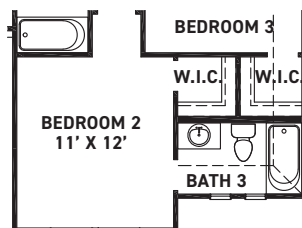
TUB @ MAIN BATH OPT.



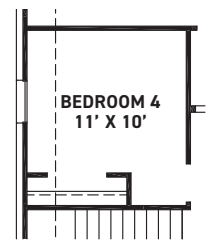
BEDROOM 5/BATH 4 OPT.  
I.L.O. LIVING



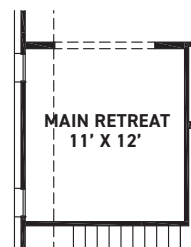
CURVED STAIRS OPT.



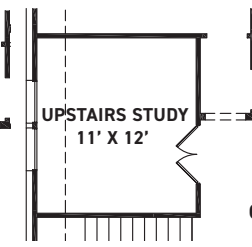
BATH 3 @ BEDROOM 2 OPT.



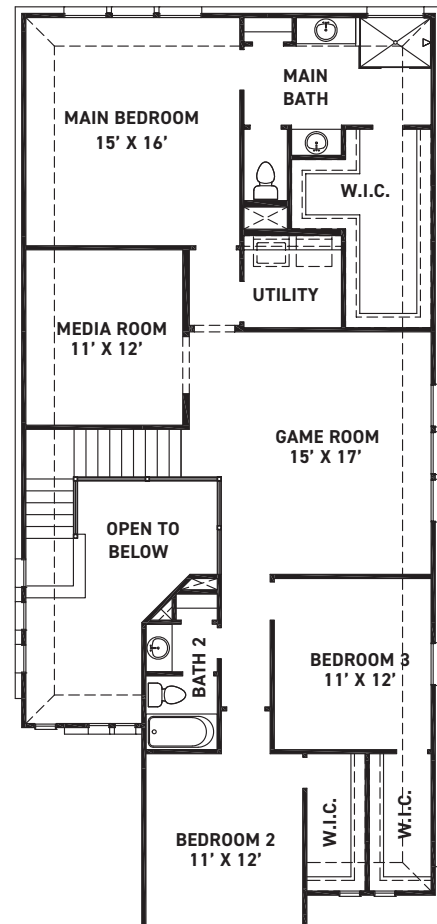
BEDROOM 4 OPT.



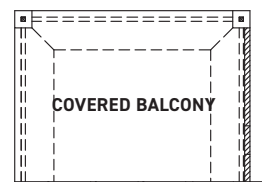
MAIN RETREAT OPT.



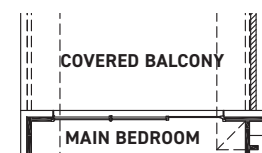
UPSTAIRS STUDY OPT.



SECOND FLOOR PLAN



COVERED BALCONY OPT.  
(ONLY WITH EXT. COVERED PATIO)



OPT. SLIDER DOOR @ MAIN BED  
ONLY W/COVERED BALCONY

REV 06/23 (40SH)



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