

# *Las Colinas*

## *Temple, TX*



### *Location*

*Where many Central Texas home-shoppers find themselves sacrificing convenience versus location, Temple's newest Las Colinas subdivision offers an ideal setting for spectacular views and generous home-sites together with spacious and feature rich homes, while still nestled in the heart of Temple's bustling community. Only a few minutes south of Scott and White Hospital, the Temple Mall, and Sam's Club, this quiet family oriented community features gently meandering roads, tall mature trees (pecan, elm, live oak) on oversized lots. Perched atop one of the highest points in Temple, Las Colinas (the hills) boasts unparalleled views of Temple's surroundings. Residents will enjoy easy access to the I-35 corridor running north to Waco (half hour) and Dallas (2 hours) and south to Austin (1hour) and San Antonio (2 hours). Houston (2.75 hours) is also an easy jaunt right off highway 93. Locally, it is centrally located with quick access to top notch private educational institutions (Central Texas Christian School and University of Mary Hardin Baylor) as well as public schools (Temple College and Academy Independent School District). Nearby, the South Temple Community Park offers a serene location for family outings and picnicking, wonderful for disc golf, frisbee, and kites. And, within minutes, Temple Lake Park offers swimming, boating, kayaking, wind surfing, and other water sports. Why settle for anything less?*

### *Features*

*All homes in the Las Colinas subdivision feature high end designs with high ceilings in living areas and bedrooms. Kitchens are equipped with the highest grade appliances and fully custom hardwood cabinets. Great care is given to all facets of the construction process including the meticulous design of the foundation, framing, plumbing and other non-visible areas of the home. While many homebuilders have switched to cheaper construction methods, Stellar has chosen to maintain its quality position with such items as safe dependable copper tubing for plumbing, rigid ducting for air conditioning and heating for higher efficiency, high efficiency polyurethane insulation in attics and walls, extended warranty Termidor termite barrier pre-treat, and on-demand continuous gas water heaters. Each home will be further accented by designer finish faucets, designer light fixtures, high grade flooring, a maintenance-free remote controlled gas fireplace, and many more features you are sure enjoy.*

*Temple, TX*

*6630 Las Colinas Dr.*

*4 bedroom 3.5 bath, 3 car garage*

*Separate dining and game-room.*

*Incredible panoramic view from balcony!*

*4200 sq. ft.*

*\$569,000*



Accent your life-style with this incredibly unique 2 story home loaded with superior quality features. Set on a marvelous .4 acre home-site, this spacious home is designed for entertainment with the entry opening to the patio, kitchen, and living areas. The kitchen will be equipped with high-end stainless-steel appliances and gas cook-top, granite countertops, ceramic tile backsplash, recessed can lighting and custom knotty alder cabinets. The Master Suite features a spacious room with an incredible walk-in closet and masterfully designed bath area with garden tub, separate walk-in shower, and his/her sinks. Security system and surround sound speakers are standard. Additional landscaping, fully sodded and a sprinkler system. This home is meant for luxury!

6630 Las Colinas Drive  
Lot 4, Block 3  
Las Colinas Subdivision  
Date: 2/12/08

P.F. LIV.:	2,812 SQFT
S.F. LIV.:	1,388 SQFT
TOTAL LIV.:	4,199 SQFT
GARAGE:	915 SQFT
POUCHES:	292 SQFT
BALCONY:	204 SQFT
TOTAL SLAB:	4,019 SQFT
TOTAL:	5,666 SQFT

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# Feature list

## Exterior

Austin Stone, Hardie soffets, Owens Corning 30 year Oakridge® PRO™ Series shingles.  
Fully sodded, irrigation system, external lighting system

## Security and Sound

Security system and surround sound 7.1 with structural cabling

## Appliances JennAir

30" Electric Oven, 30" Microwave above oven, 30" Gas Cooktop, 24" dishwasher  
2 Rennai Tankless water heaters.

## Kitchen

Granite tops, fully custom Alder cabinets, caned lighting, vent hood

## Windows

Maintenance-free vinyl and welded main frame, Insulated, double pane,  
7/8" Low-E glass for energy efficiency, Bottom sash tilts for easy cleaning,  
Limited lifetime warranty, Steel reinforced bottom sash to meet 140 mph wind zone requirements

## High Efficiency

Icynene Insulation in the Attic and walls.  
Qty 3, 14 SEER Rated AC w/ lifetime warranty compressor  
Rigid, flow efficient AC ducts

## Bath/Plumbing

All copper plumbing. Victorian oil rubbed bronze faucets.  
Mosaic tile surrounding Jacuzzi tub, granite marble tops in Master bath.  
Tiled shower in master bath. Cultured marble shower/tub in secondary baths.

## Additional Features

High end remote controlled gas fireplace.  
Crown molding in all rooms  
Tile floors in Kitchen, living,  
Post Stress Concrete Slab  
Elongated toilets  
Ceiling fans all rooms  
Benjamin Moore enamel paint  
Room finished garage