



PAKAHOMES
—Modern Living—

COTTONWOOD CREEKS
@ Waco/Robinson

Contact Us

info@pakahomes.com

214-899-1056

Expert Construction | Elegant Homes
Modern Infrastructure

Floorplans | Included Features | HOA
Community Information | Site Map | Design Packages

www.pakahomes.com

COTTONWOOD CREEKS



UNITS

66 HOMES WITH 6 UNITS = 396 UNITS

30 HOMES WITH 4 UNITS = 120 UNITS

13 HOMES WITH 2 UNITS = 26 UNITS

TOTAL NO. OF UNITS = 542 UNITS

COMMERCIAL/RETAIL

TOTAL RETAILS SQ. FT. = 110,000 SQ. FT.

SITE LOCATION



1203 N Old Robinson Rd, Robinson, TX 76706

CONVENIENT LOCATION

- Just 3.8 miles (7 minutes) to Baylor University
- Only 2.3 miles (5 minutes) to Baylor Scott & White Medical Center
- 1.5 miles (2 minutes) to a vibrant marketplace with major retail outlets
- 5 miles (10 minutes) to H-E-B and Walmart for all your essential shopping
- 2 miles (3 minutes) to a thriving Business Park housing top manufacturing and distribution employers
- 2 miles (3–5 minutes) to local schools – elementary, middle, and high schools
- 10 minutes to scenic Lake Waco for recreation and relaxation
- 10 minutes to Downtown Waco's restaurants, shops, and entertainment
- 28 miles (15 minutes) to Waco Regional Airport
- 35 minutes to Temple, a key neighboring city for employment opportunities
- Easy access to major highways and business corridors, connecting you seamlessly to the region's economic centers

BUSINESS ENVIRONMENT

RECENT ANNOUNCEMENTS

- Walmart Inc. (mfg)
- SpaceX
- Uzin Utz
- Knauf Insulation
- Messer
- Graphic Packaging Intl
- Mars Wrigley
- AstenJohnson
- Amazon
- Envases
- ZinkPower

MAJOR EMPLOYERS

- Baylor University
- Ascension Providence
- Baylor Scott&White Hillcrest
- Sanderson Farms
- Wal-Mart
- Veterans Administration
- Texas Farm Bureau
- Mars Wrigley Confectionery
- L3Harris
- AbbVie
- Aramark
- American Income Life
- Magnolia Market
- Texas Materials
- SpaceX
- Caterpillar Logistics
- Versalift
- Howmet Fastening Systems
- Owens-Illinois



Elite Spaces

Premium and high-
quality appeal

www.pakahomes.com

Explore Our



Floor Plans

Brazos

\$324,999

3 Beds | 3 Baths

**1500 - 1600
Sq.Ft.**

Bosque

\$324,999

3 Beds | 3 Baths

**1500 - 1600
Sq.Ft.**

University

\$344,999

4 Beds | 3.5 Baths

**1700 - 1800
Sq.Ft.**

Crafting Homes, Creating Legacies

Elevate your lifestyle with COTTONWOOD CREEKS' thoughtfully designed homes. Built for comfort and elegance, our high-quality residences offer the perfect blend of style, space, and modern living. Contact us to find your dream home today.

CONTACT US

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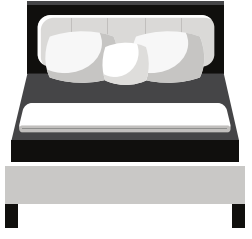


PAKAHOMES

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COTTONWOOD CREEKS

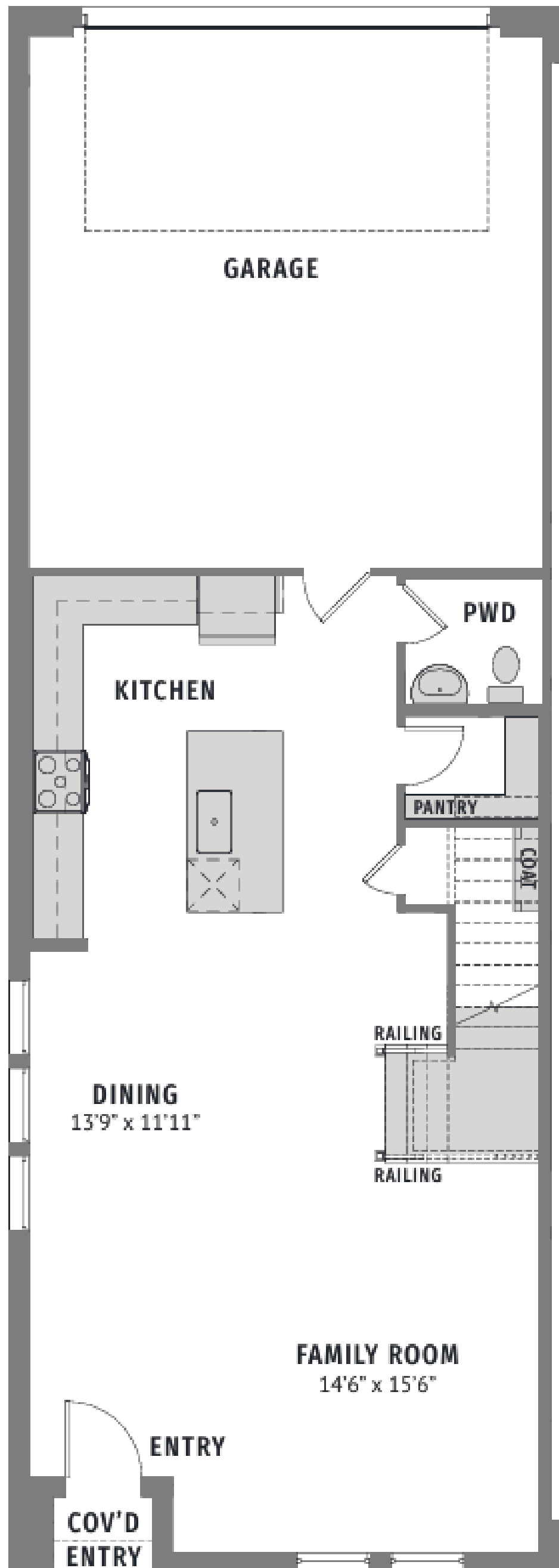
Brazos



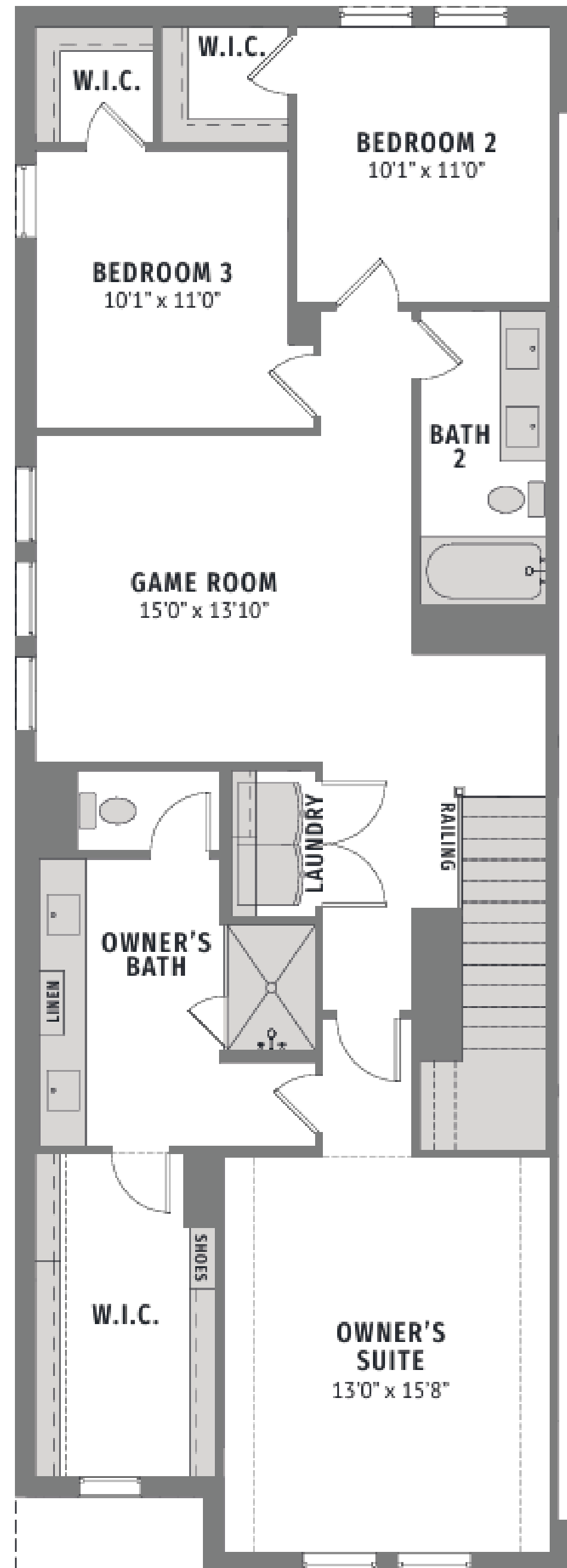
3 Beds



3 Baths | 1500 - 1600 Sq.Ft.



MAIN FLOOR

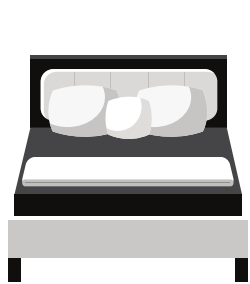


UPPER FLOOR

All dimensions and square footage are approximate at COTTONWOOD CREEKS and subject to change. Illustrations are artistic concepts and not exact reproductions of original plans. Our commitment to continuous improvement in design and construction means that specifications, features, and dimensions may change without prior notice. Certain customizations may alter room configurations. Please contact us for the latest details. © 2024 COTTONWOOD CREEKS. All rights reserved.

COTTONWOOD CREEKS

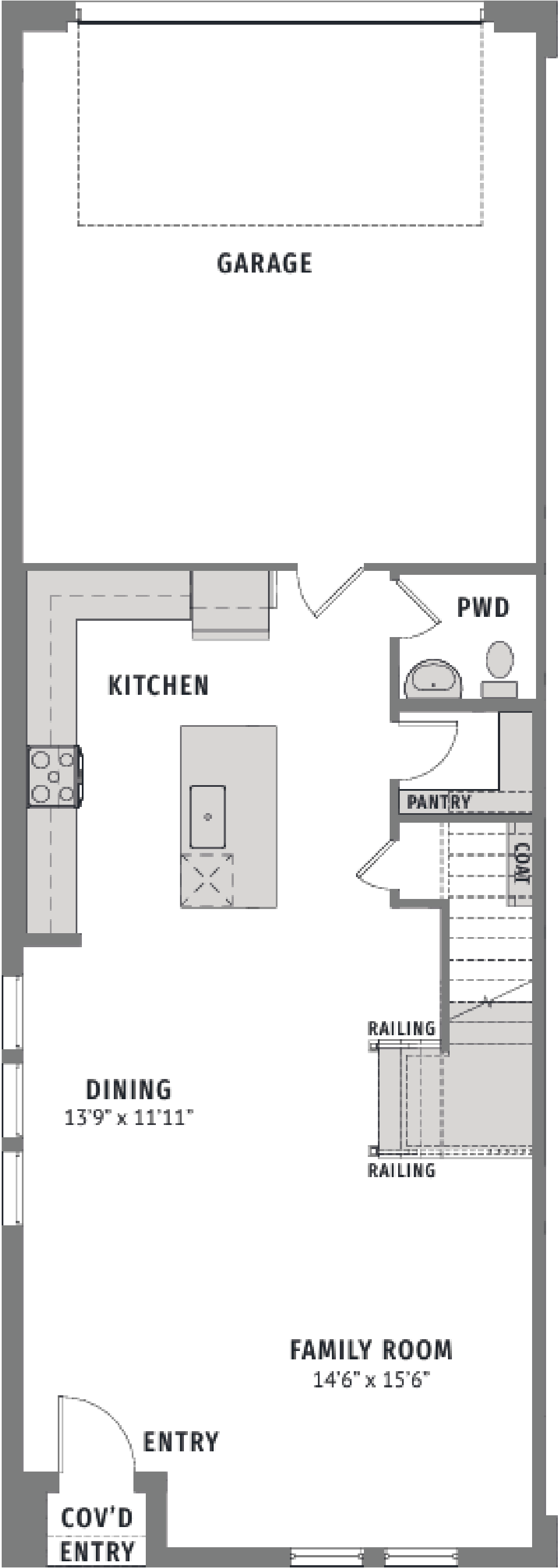
Bosque



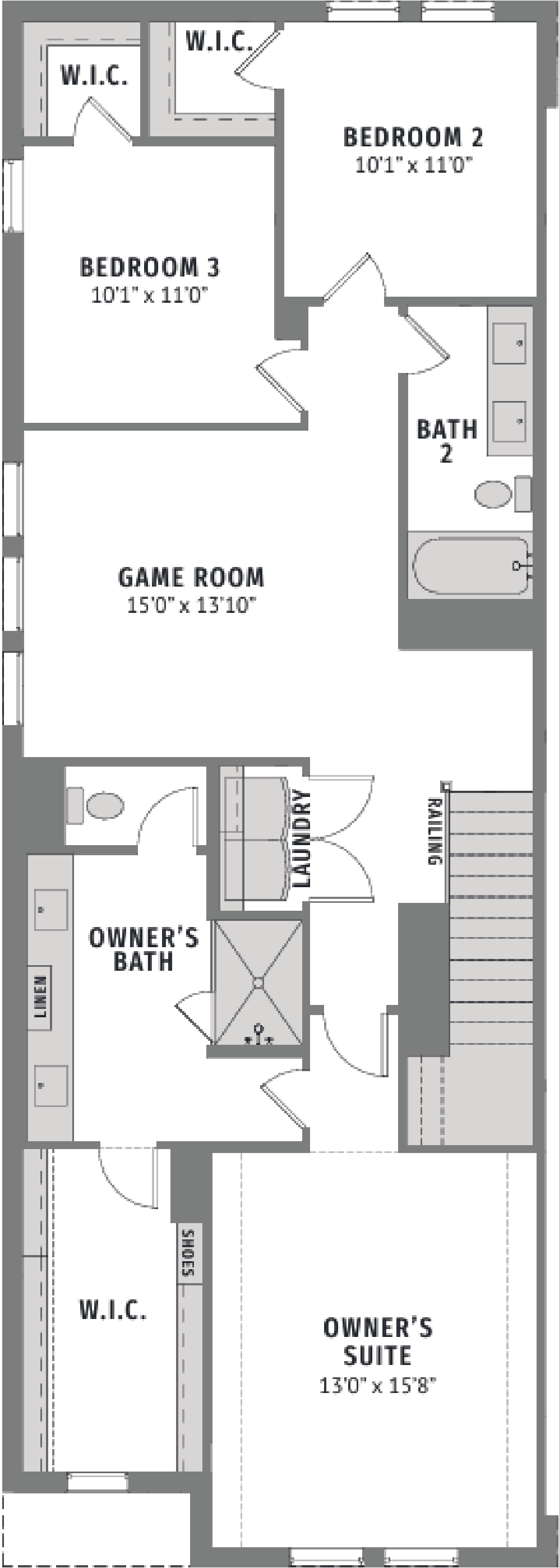
3 Beds



3 Baths | 1500 - 1600 Sq.Ft.



MAIN FLOOR



UPPER FLOOR

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COTTONWOOD CREEKS

University

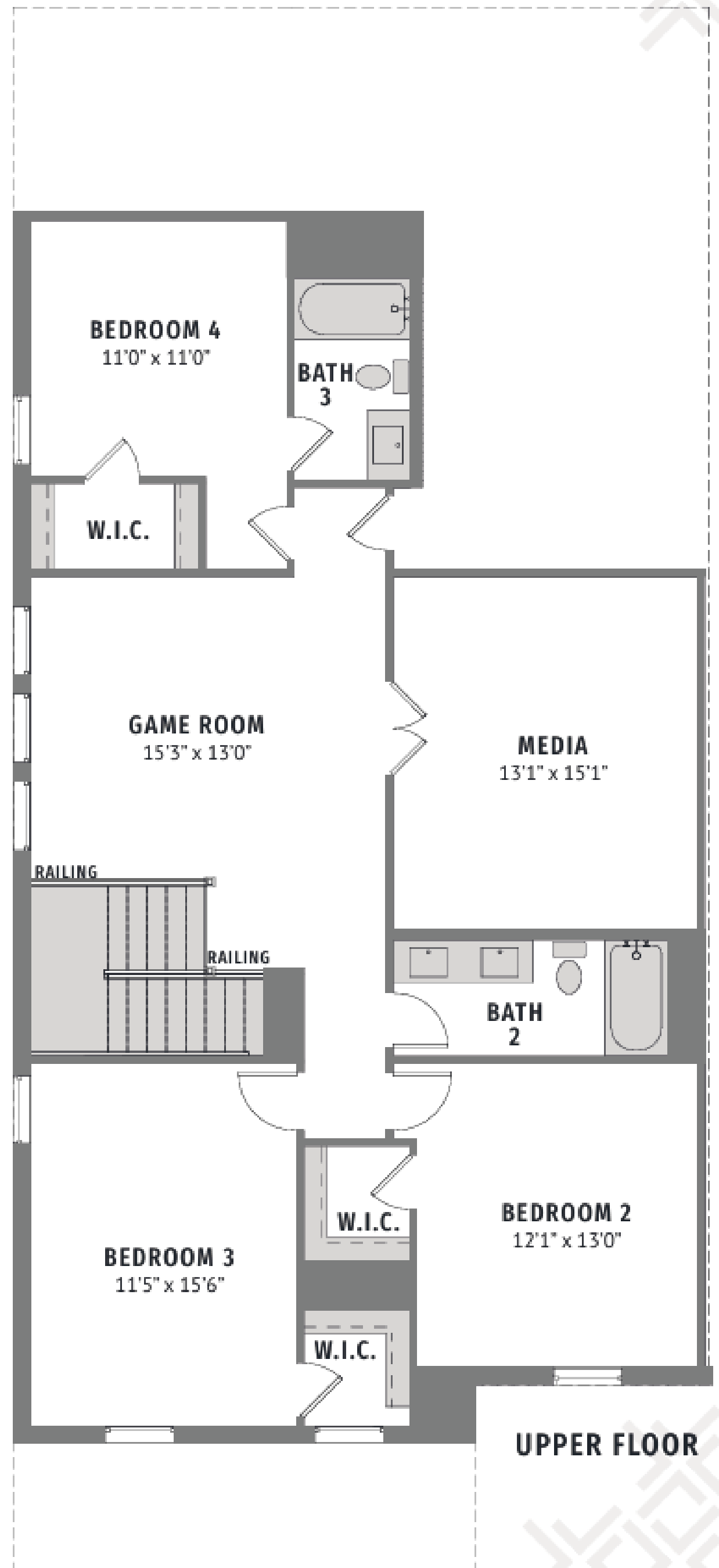
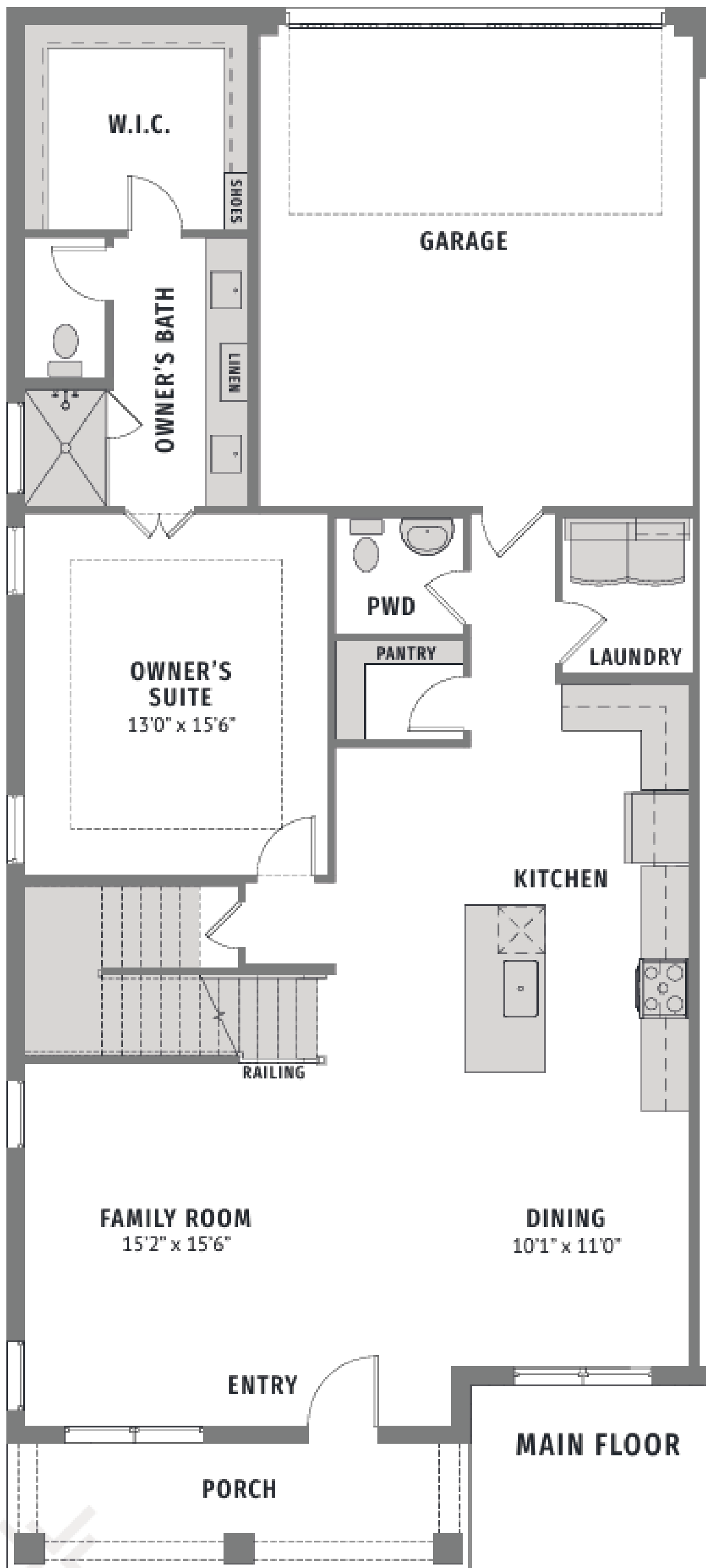


4 Beds |



3.5 Baths |

1700 - 1800 Sq.Ft.



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COTTONWOOD CREEKS

Interior Features

- Raised-panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Black or satin nickel light fixtures (per package)
- Schlage® satin nickel or black door knobs (per package)
- Deluxe trim package includes 5" baseboards in downstairs rooms • Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad • Full extension cabinetry drawer guides • Built-in mud bench with cubbies (per plan)
- Upper and lower cabinetry at valet areas (per plan)
- Designer coordinated cabinet hardware installed on door and drawer fronts in kitchen and baths
- Rev Wood flooring downstairs (except owner's suite in 30' plans) with upgraded large format tile and twist style carpet in other areas
- Enamel paint in closets that match trim and cabinets

Luxurious Baths

- Cultured marble countertops in owner's bath and full bath
- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with shaker style doors
- Pedestal sink in the powder bath
- Owner's shower includes semi-frameless glass enclosure, ceramic tile walls and a back-to-back pull-handle
- Elongated commodes in all baths
- Vented exhaust fans in all baths
- Delta® Saylor faucets in all baths
- Framed mirror in owner's bath and powder bath

Deluxe Kitchens

- Quartz or granite countertops
- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" cabinets with staggered projections, hidden hinges, crown molding and shaker door fronts
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers and flip trays at sink
- Stainless steel appliance package includes a five burner gas range with sealed burners, microwave oven vented to exterior and built-in dishwasher
- Delta® Trinsic pullout single handle faucet (with vegetable sprayer)
- Under cabinet lighting and disk lighting (per plan)

Exterior Features

- American-made clay-fired brick with bu mortar (per plan)
- 8' tall entry door
- Cast stone address block (per plan)
- Schlage® Barcelona oil rubbed handleset on front entry door
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Yards fully landscaped (per landscape plan)
- Sprinkler system maintained by the HOA
- Frost-proof hose bib (location varies per plan)
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® siding trim and vented so t panels with 30-year manufacturer warranty
- Double floodlight at garage rear
- Standing seam metal roof

LUXURY INCLUDED FEATURES

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Smart Home Automation

- Wireless security system with keypad and motion detector
- Enhanced Wi-Fi network to minimize dead spots in the home and keep your devices connected
- Smart garage doors with Wi-Fi connection capability
- Programmable Wi-Fi thermostat with smart phone access
- Video doorbell

Energy Saving Features

- Energy-efficient and eco-friendly R-21 spray foam attic insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (double insulation)
- Party wall to include a two-hour fire-rated assembly
- High-performance, energy-efficient air conditioning system with a five-year parts warranty (10-year warranty available - owner is responsible for registration)
- Tankless water heater
- Polyseal on all base plates and rough openings
- Low-E double-pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Zoned heating and air
- Cost-effective natural gas heating

R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.

Electrical

- LED lights throughout home
- Eight structured wiring drops (CAT 5 or Coax Cable)
- Wireless security system with keypad and motion detector
- HDMI bundle to make mounting a TV in your family room simple
- Ceiling fans with fan speed control switch in owner's bedroom and family room
- Secondary bedrooms, loft and game room are blocked and wired for ceiling fans
- Rocker light switches throughout home
- Outside waterproof electrical outlets (per plan)
- Disk lighting in kitchen, dining, secondary bedrooms, utility, owner's closets, loft and game room (per plan)

Quality Construction Features

- On-site construction, featuring engineered studs 16" on center
- Bora-Care® termite treatment at base plates
- Engineered post-tension slab foundation
- State-of-the-art PEX plumbing system

Builder Backed Warranty

- Year 1: Workmanship warranty
- Year 1-2: Distribution systems warranty
- Year 1-6: Structural warranty
- Warranty administered by 2-10 (third-party warranty administrator) and covered by your Home Builder

HOMEOWNERS ASSOCIATION DUES

COTTONWOOD CREEKS

For All Members of the Community, the Dues include payment for the following:

- Professional Community Management
- Annual Preparation of Federal and State Taxes; Filing Annual Corporate Registration • Common Area Insurance
- Common Area Electricity
- Irrigation and Landscape Maintenance/Expenses for the Common Areas
- Common Area Mulch for All Areas Two (2) Times per Year
- Individual Landscaping Maintenance for Townhomes
- Individual Mulch for Townhomes Two (2) Times per Year
- Seasonal Flower/Color Two (2) Times per Year for Common Areas
- Water and Sewer for Common Area
- Property Taxes for Common Areas
- Maintenance of Association Perimeter Fencing and Detention Pond Maintenance
- Maintenance of all Fencing Installed by the Builders
- Irrigation Repairs for all Areas to Include Setting Times and Repairs
- Maintenance of Community Signage
- Dog Station Maintenance (if applicable)
- Long Term Savings for Common Areas
- Master Insurance Policy on the Building/Structure
- Exterior Building Maintenance per CC&Rs

Monthly dues for the townhome association are approximately \$150

COTTONWOOD CREEKS

HOA, TAX, & CITY

HOA

COTTONWOOD CREEKS

Tax Rate

1.65

City of Robinson: 0.50

McLennan County: 0.149

McLennan College: 0.081

Waco ISD: 1.126

Local Services

City of Robinson

<https://www.cityofRobinson.org/>

Police Non-Emergency

254.753.4357

Fire Non-Emergency

254.662.0525

UTILITY PROVIDERS

Electricity

TXU Energy

<https://www.txu.com/>

Power to Choose

<http://www.powertochoose.com/>

Gas

Atmos

<https://www.atmosenergy.com/>

888.286.6700

Water & Sewer Services

City of Robinson

<https://www.cityofRobinson.org>

254.662.1415

Cable/Internet/TV

AT&T

<https://www.att.com>

800.288.2020

Spectrum

<https://www.spectrum.com>

877.860.6898

SCHOOL INFORMATION

WACO ISD

Alta Vista El

Cesar Chavez Middle

University High School

Colleges & Universities

Baylor University

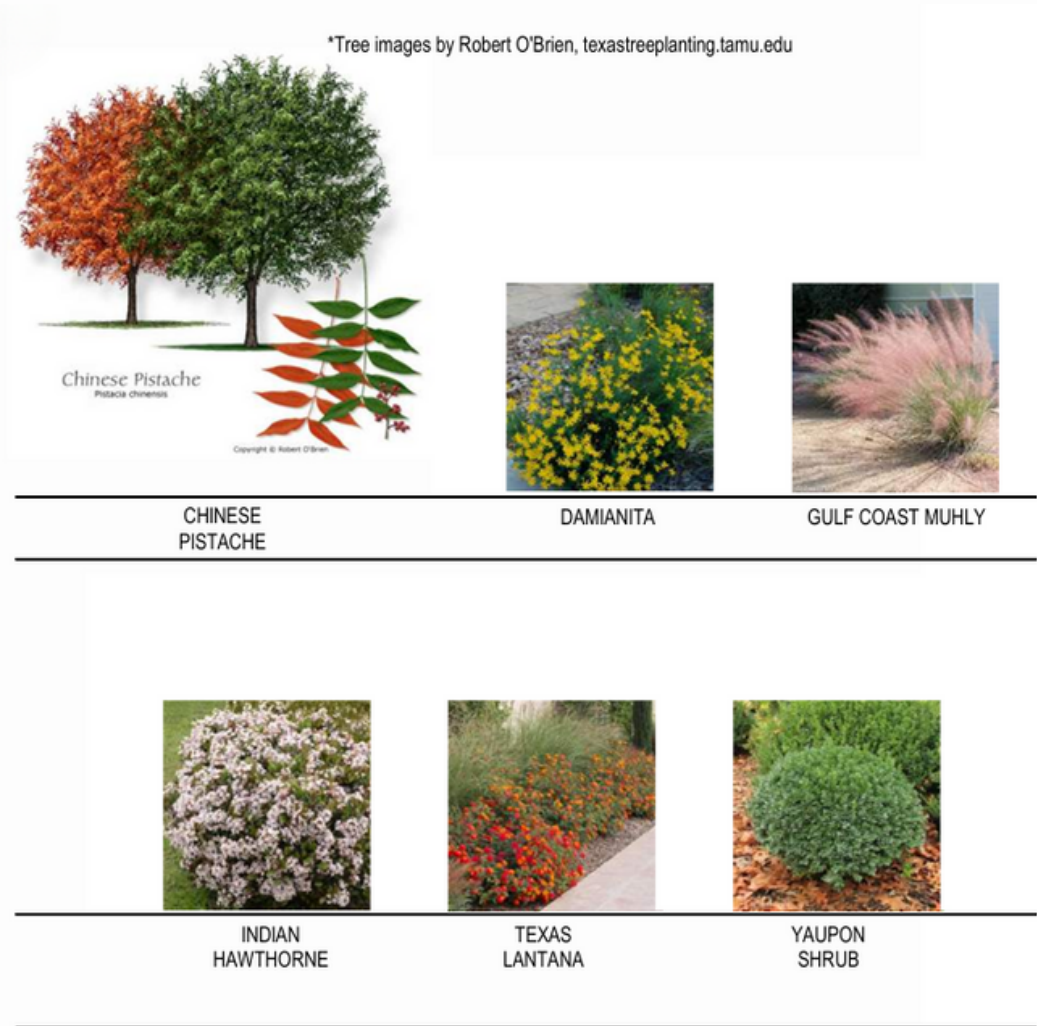
McLennan Community College

Temple College



LEGEND

- FAMILY TOWNHOMES
AREA = +/- 24 ACRES
- STUDENTS TOWNHOMES
AREA = +/- 15 ACRES
- COMMERCIAL / RETAILS
AREA = +/- 14 ACRES
- AMENITIES / ENTERTAINMENT
AREA = +/- 2.4 ACRES



This is an artist's rendering. Refer to recorded plat restrictions and easements for exact details. The developer reserves the right to modify development plans as needed. All dimensions and square footage are approximate and subject to change. Please contact us for more details. © 2024 COTTONWOOD CREEKS. All rights reserved.

GENERAL

MAIN FLOORING

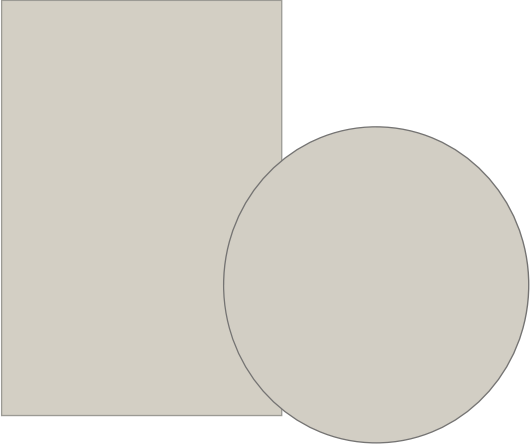
High Performance Resilient Plank



CEILING FANS



LIGHTING & PLUMBING



COLOR
Satin Nickel

TRIM PAINT COLOR

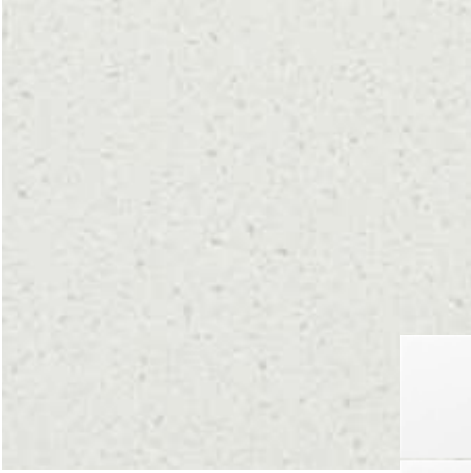


KITCHEN

LAUNDRY ROOM

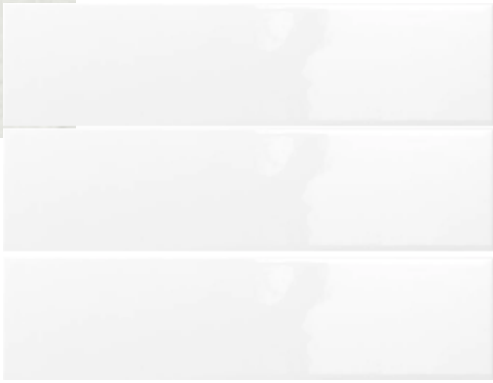
COUNTERTOP

2cm quartz



BACKSPLASH

Subway Tile - Horizontal



CABINET FINISH

Paint



FAUCET

Arctic Stainless



CABINET HARDWARE

Brushed Gold



FLOOR TILE

13x13 Tile - Stright Stack



VANITY LIGHTING



WALL TILE

8x12 Tile-Verticle



COUNTER TOP

1.6cm Marble

MIRROR FRAME



POWDER MIRROR
FRAME



HARDWARE

Satin Nickel

PLUMBING FINISH

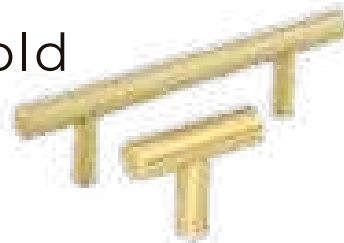
COLOR

Champagne
Bronze



CABINET HARDWARE

Brushed Gold



FAUCET

Chrome

BATH ROOM WALL TILES

Color Wheel Classic 4x4 Almond |
Matte & Glossy



FLOOR TILE

Glacier Cove
12x12 Everest
White

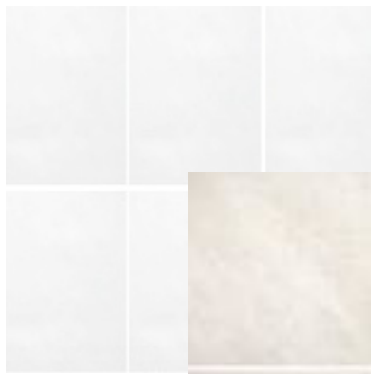


MIRROR FRAME

Muted Warm
Silver



WALL TILE



Polaris 10x14
White
Polished



FLOOR TILE

Cabris 12x12
Fair



DOOR HARDWARE

Satin Nickel

CABINET PAINT

Accessible Beige

