



**480 Honeycomb**  
**\$275,000**

## **GENERAL DESCRIPTION**

- 1,947 sq. ft. (1,273 downstairs living area, 674 upstairs plus covered porch, covered patio & attached garage)
- 3 bedrooms
- 3/4 Master Bath downstairs, 1/2 Bath downstairs, 1 full Bath upstairs
- 1-acre lot
- No city taxes, yet close proximity to shopping, preferred schools (Vickers, Cade, West), major roads
- Open concept design
- Large windows with outstanding views from Kitchen/Dining Area/Living Room
- Large front and back covered porches
- Natural gas provides cost-efficient gourmet cooking, heating for air and on-demand heating for water
- Electricity from Victoria Electric Coop with lower rates than other providers

## **INSIDE YOUR HOME**

- 9-ft. ceilings
- Wainscot beadboard walls in Living Room and Hallway
- Wooden ceiling beams in Living Room
- Granite countertops throughout (not all identical patterns; some higher levels/grades)
- Kitchen island
- Whirlpool stainless steel appliances (free-standing gas oven, over-the-range microwave, dishwasher)
- Custom-built solid wood cabinets throughout
- Ceiling fans throughout
- Expansive walk-in closet in Master Suite
- Built-in shelving units with drawers in Master Closets
- Double sinks in Master Bath
- Shower in Master Bath with frameless shower door
- Framed mirrors in bathrooms
- Chair-height oval toilets in bathrooms
- Large upstairs landing area with built-in bench and storage
- Built-in chests of drawers in upstairs Bedrooms
- Carpeting in all bedrooms and upstairs
- Vinyl plank "wood" flooring in Living Room, Kitchen, Dining Area, Hallway, Bathrooms and Laundry Room
- Storage closet under staircase
- Custom-built cabinets with granite countertop in Laundry Room
- High efficiency on-demand whole-house gas water heater
- Water softener loop installed for spotless dishes
- Water treatment system installed
- Category 6 wiring and coaxial cable throughout
- High efficiency HVAC systems; separate units for upstairs and downstairs

## **OUTSIDE YOUR HOME**

- Outdoor flood lights
- Outdoor electrical located on house eaves for Christmas lights with interior switch
- Outdoor ceiling fan on back porch
- St. Augustine sod in front yards
- Automatic sprinkler system in front yard (professional gear-driven rotor heads)
- Contoured grounds for better drainage
- Extra wide 18-ft. driveway

## STRUCTURE OF YOUR HOME

- Pier and beam foundation
- Hardiplank siding
- Front porch stone skirting
- Tech Shield roof decking to increase energy efficiency
- High quality metal roof attached with hidden fasteners
- Double-pane (argon gas-filled) windows with vinyl frames and grid for greater energy efficiency (compare with commonly used aluminum frame windows)
- Insulated fiberglass exterior doors (greater energy efficiency; outlasts wood)

*When you buy an Honor Home, you can be assured of quality construction and features which are rarely included in most homes that are not contracted prior to construction. Consider the additional value of just some of the many features noted above compared to what is commonly standard.*

- Driveway properly cured (rarely done by others)
- Termidor termite treatment (not an inexpensive repellent termiticide)
- 18-ft. driveway (not the “two-car squeeze” 16-ft. standard)
- Far more electrical outlets in each room and garage than comparable new construction homes
- Water softener loop (rarely included by others)
- Water treatment system installed (rarely included by others)
- Sprinkler system (rarely included by others)
- Annual city tax savings
- 1-acre lot in ideal location

*The value of living in Homestead Acres is based on more than just residing in a rural subdivision with one-acre lots close to our city’s primary retail area and Loop 363. Homestead Acres was purposely designed to create a neighborhood atmosphere that would bless the residents. Nowhere around Victoria can you be this close to the city without paying city taxes. It was assumed this area would be annexed in 2018, but due to the high cost of annexation (now estimated to be about \$8,000,000), this has been removed from Victoria’s Capital Improvement Plan (CIP). So though these homes are only three minutes from Wal-Mart and near Victoria’s preferred schools, there are no city taxes. It is now a matter of record that annexation is not even “on the horizon.”\* Does it get any better than that?*

*There are other ways to save money every day by living in Homestead Acres compared with most other neighborhoods. First, every home is served by natural gas. Natural gas will save you money every time you turn on your heater, take a shower or use your clothes dryer. Second, electricity for Homestead Acres is provided by Victoria Electric Co-op. If you are new to this area, just ask around or call the electricity providers and inquire about their rates. Victoria Electric is not just less expensive—it is hugely less expensive. Third, you can feel as if you are living in the country, but you are so close to Victoria (only ½ mile from the city limits) that shopping, after-school sports, scouts, band practice or whatever you or your children are involved in will never require daily drives “into town,” which saves on gas and wear on your car.*

\* Annexation information was shared at the Victoria Planning Commission meeting of May 18, 2017. The fact that annexation of this area has been removed from the CIP and likely to be many years away was explained by John Kaminski, Interim Director of Development Services and Assistant City Manager. A video of the meeting is available at the Development Services website at this address:  
<http://www.victoriatx.org/departments/development-services/planning-services/-/planning-commission>.

**SUPERIOR DESIGN. SUPERIOR CONSTRUCTION.**

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