

FREEDOM AT ANTHEM

KYLE



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COMMUNITY MASTER PLAN



FREEDOM AT ANTHEM

KYLE

COMMUNITY INFORMATION

GENERAL INFORMATION

Located off Ranch to Market Road in Kyle, 20 miles south of Austin
242 Sycamore Pines, Kyle, TX 78640
Landsea Homes at Freedom at Anthem: 880
Total Homes at Freedom at Anthem: 1,471

HOA DUES

Ryegrass: \$45 per month
Master: \$70 per month

ESTIMATED PROPERTY TAX

Approximately 2.82%*
*Tax rate is estimated and subject to change.

SCHOOLS

The Freedom at Anthem community is part
of the sought-after Hays CISD.
Jim Cullen Elementary School
An International Baccalaureate Campus
Barton Middle School
Hays High School

AMENITIES

- Parks & Playgrounds
- Lap Pool with Beach Entry
- Open Play Lawn
- Hammock Court
- Playground Area
- Walking Circuit
- Pollinator/Butterfly Garden
- Soccer/Play Field
- Bike Trail
- Pickleball Court/
- Half-Court Basketball
- Bocce Ball Court
- Fire Pit
- Open-Air Pavilion
- Community Garden
- Homeowners' Clubhouse
- Fruit Orchard
- On-Site Lifestyle Director

UNIQUE FEATURES

- Gourmet Kitchens
- Energy-Saving Features
- Modern-Inspired Architecture

BUILDER CONTACT INFORMATION:

AUSInfo@RiseWellHomes.com



All information, including prices, plans, options, features and terms, is subject to change without notice. All listings of square footage are estimates only. Square footage estimates may include space that is not useable for residential purposes. Size, number of utility closets and locations of windows, front entries and doors vary per elevation and homesite location. Buyer should rely on his or her own evaluation of useable area. Depictions of homes or other features are artist conceptions. The availability of certain options is subject to construction status and schedule. Plans to build out this neighborhood as proposed are subject to change without notice. Hardscape, landscape, upgraded features and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. All imagery is representational and does not depict specific building or future amenity details. Views vary per homesite location, and no view is promised. Models or persons in photos do not reflect ethnic preferences and housing is open to all without regard to race, color, religion, sex, familial status, handicap or national origin. Not an offer or solicitation to sell real property. Offers to sell real property may only be made and accepted at the sales center for individual New Home communities.



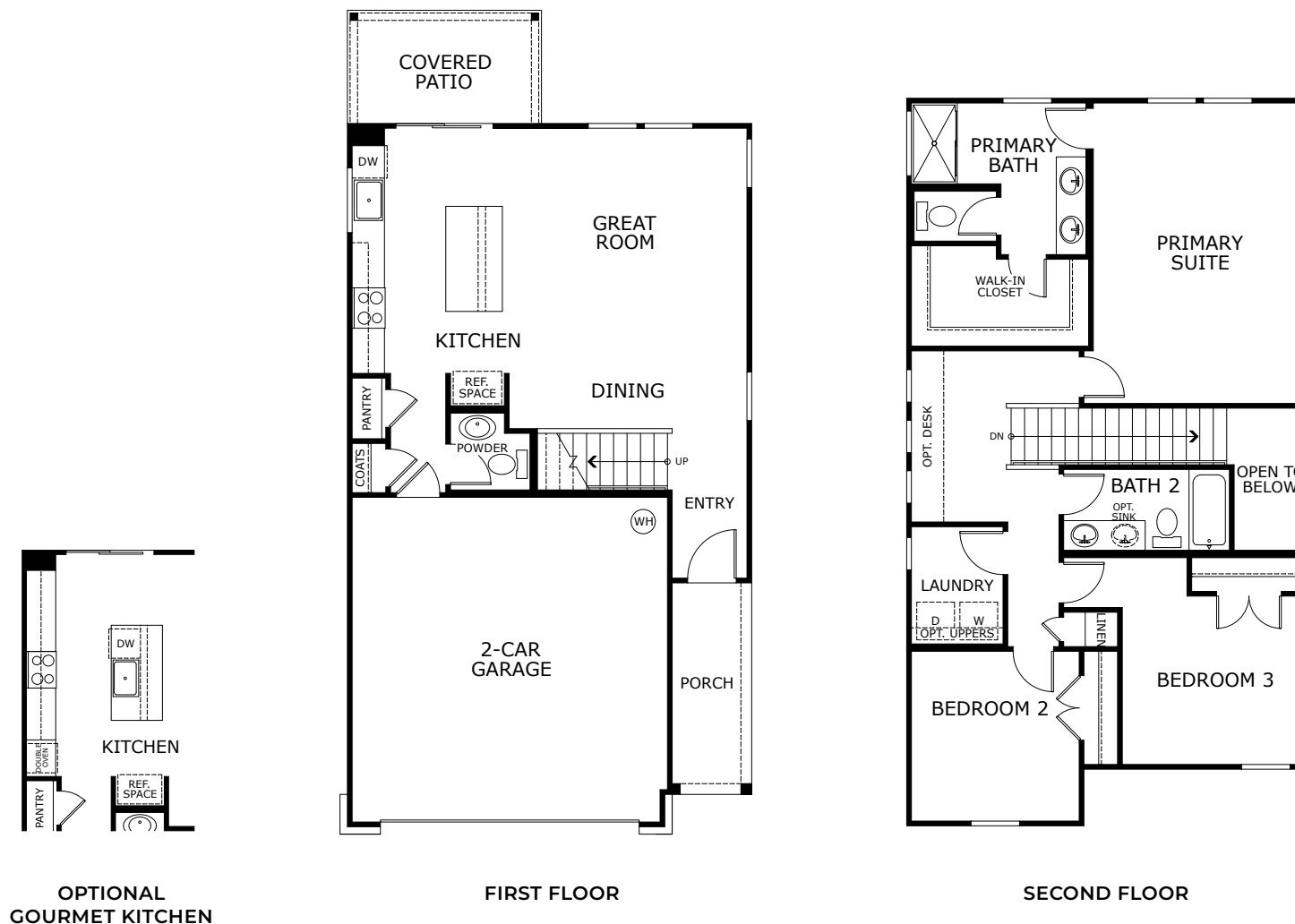
THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM

ALEXA: TWO-STORY | APPROX. 1,592 SQ. FT. | 3 BEDROOMS | 2.5 BATHS
COVERED PATIO

THE RYEGRASS COLLECTION

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ALEXA: TWO-STORY | APPROX. 1,592 SQ. FT. | 3 BEDROOMS | 2.5 BATHS
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THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B

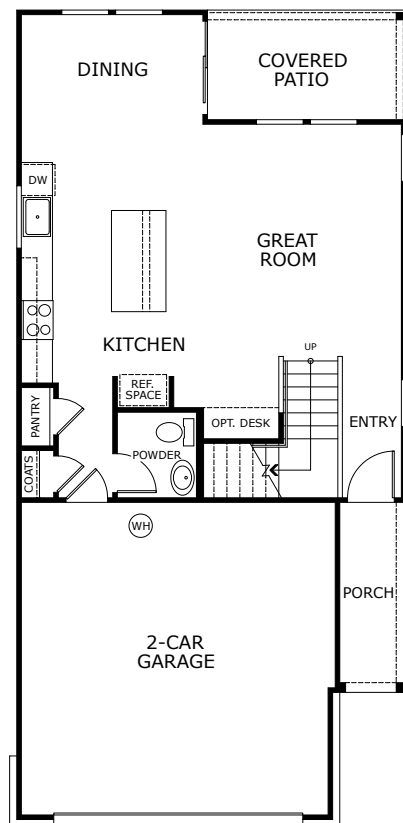


ELEVATION C

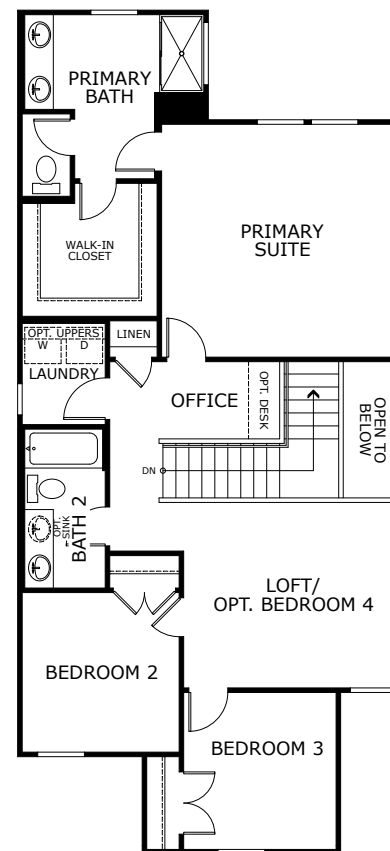
JACOB: TWO-STORY | APPROX. 1,776 SQ. FT. | 3 BEDROOMS + LOFT | 2.5 BATHS
COVERED PATIO

THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



FIRST FLOOR



SECOND FLOOR

JACOB: TWO-STORY | APPROX. 1,776 SQ. FT. | 3 BEDROOMS + LOFT | 2.5 BATHS
COVERED PATIO

THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B

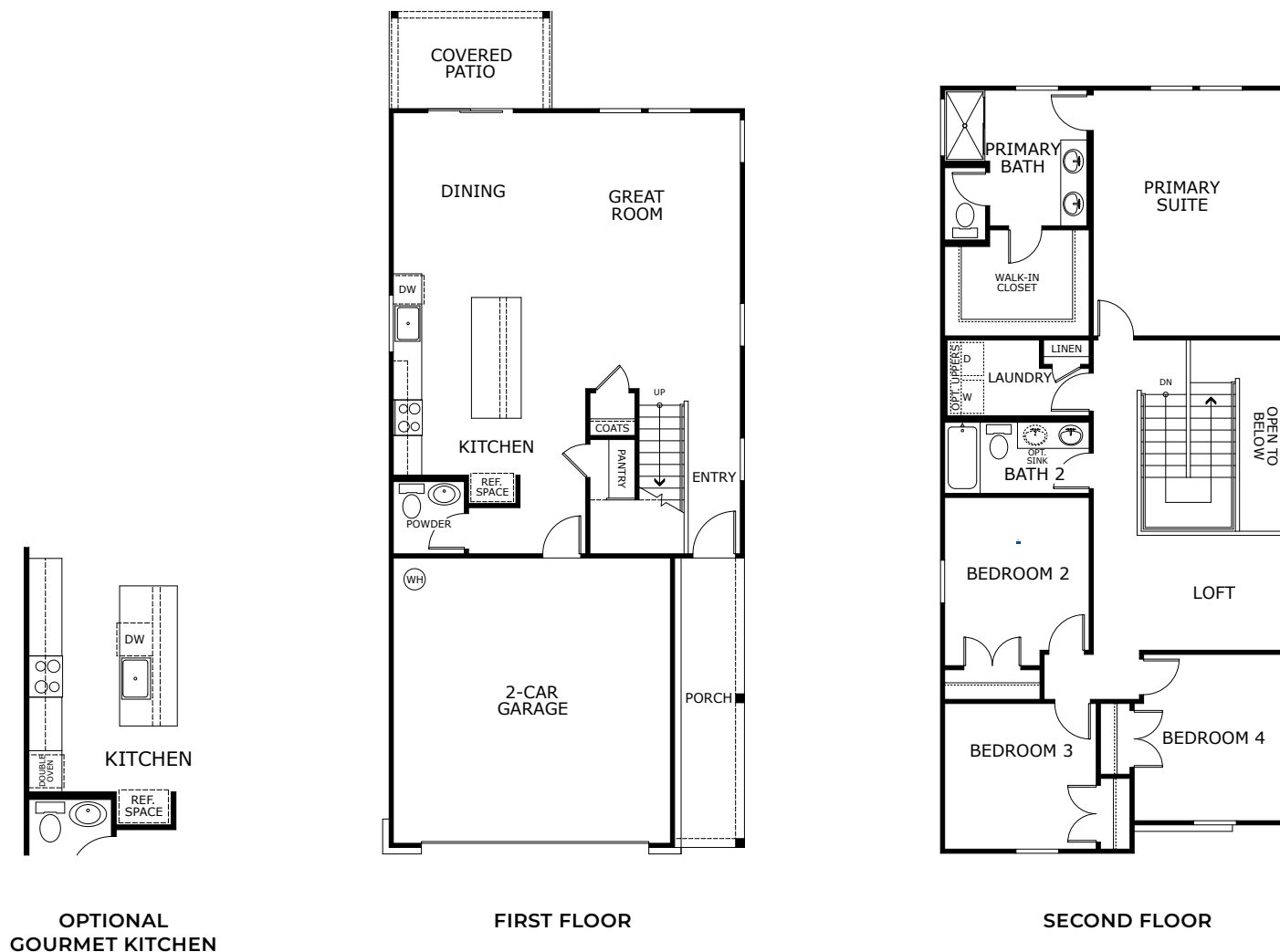


ELEVATION C

MICAH: TWO-STORY | APPROX. 2,018 SQ. FT. | 4 BEDROOMS + LOFT | 2.5 BATHS
COVERED PATIO

THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



MICAH: TWO-STORY | APPROX. 2,018 SQ. FT. | 4 BEDROOMS + LOFT | 2.5 BATHS
COVERED PATIO

THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B

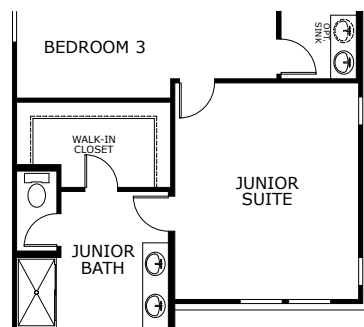


ELEVATION C

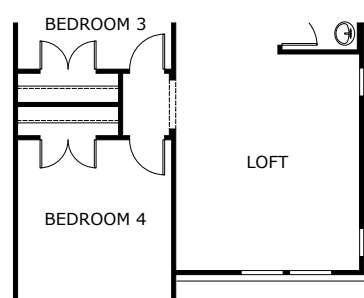
THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM

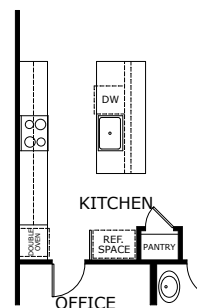
AMY: TWO-STORY | APPROX. 2,238 SQ. FT. | 3 BEDROOMS + GAME ROOM + OFFICE | 2.5 BATHS | COVERED PATIO



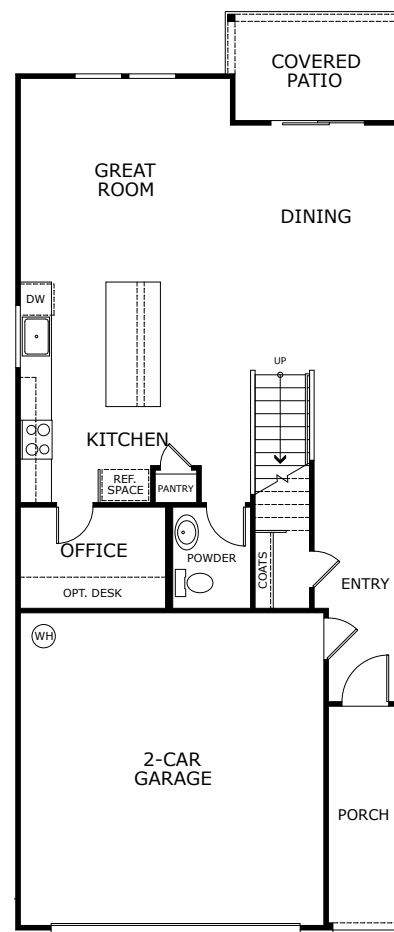
OPTIONAL
JUNIOR SUITE



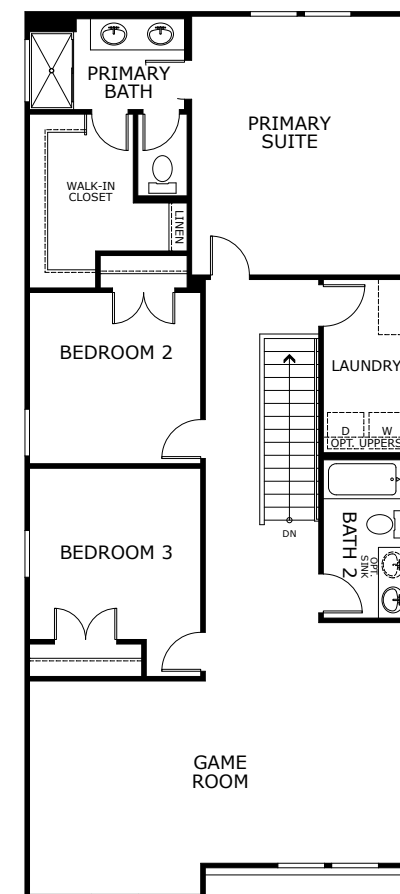
OPTIONAL
BEDROOM 4 ILO LOFT



OPTIONAL
GOURMET KITCHEN



FIRST FLOOR



SECOND FLOOR

AMY: TWO-STORY | APPROX. 2,238 SQ. FT. | 3 BEDROOMS + GAME ROOM +
OFFICE | 2.5 BATHS | COVERED PATIO

THE RYEGRASS COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



ELEVATION C

HOME AUTOMATION

- Cat 6 wiring in select locations
- Honeywell® T6 Pro Smart Thermostat
- LiftMaster® garage opener
- Integrated OnQ Panel

ENERGY-SAVING FEATURES

- Dual-glazed windows
- Electric water heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting
- Moen® WaterSense® plumbing fixtures
- High efficiency SEER2 heat pump

EXTERIOR FEATURES

- Modern-inspired architecture
- Architectural shingles with 25-year limited warranty
- Designer-coordinated exterior color combinations
- Two (2) hose bibbs
- Two-car attached garage with two (2) remote openers
- Cedar fence and gate
- Beautifully designed front yard landscape package with front sod and irrigation system
- Covered patio (per plan)

HEALTHY HOMES

- Low-VOC paint throughout

IT'S IN THE DETAILS

- 9' ceilings
- Two-panel interior doors with Kwikset® Polo knobs in satin nickel
- Lighting package
- Sherwin-Williams® paint
- Shaw® carpeting
- Wood-look luxury vinyl plank flooring in select locations
- Shaker-style cabinets with concealed hinges
- Secondary bathrooms include quartz countertop with 4" backsplash
- Undermount sinks with Moen® bathroom fixtures
- Powder room features pedestal sink with mirror
- Elongated commodes
- Trimmed and painted garage

GOURMET KITCHENS

- Electric range in stainless steel
- Dishwasher in stainless steel
- Over-the-range microwave in stainless steel
- Kitchen counters with 2cm eased edge and ceramic tile backsplash
- Spacious pantry
- 42" shaker-style cabinets and concealed hinges
- Stainless steel kitchen sink with Moen Sleek one-handle pull down faucet in stainless steel
- Food waste disposal with power cord in chrome

PRIMARY SUITES

- Oversized walk-in shower
- Quartz counters in 2cm eased edge with Moen bathroom fixtures
- Shaker-style cabinets and concealed hinges
- Spacious walk-in closet with shelf and pole

ADDITIONAL OPTIONS

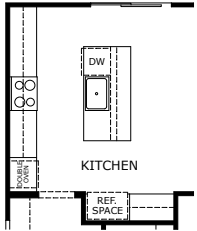
- Choose from professionally curated interior and exterior packages
- Optional kitchen island
- Optional electric pop-up in kitchen island

**THE SAGE
COLLECTION**
FREEDOM AT ANTHEM

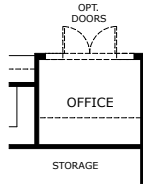
BEAU: TWO-STORY | APPROX. 2,089 SQ. FT. | 3 BEDROOMS + LOFT + OFFICE
2.5 BATHS | COVERED PATIO

THE SAGE COLLECTION

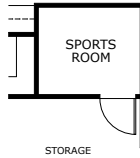
FREEDOM AT ANTHEM



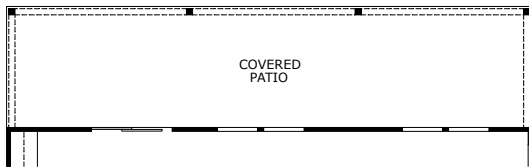
**OPTIONAL
GOURMET KITCHEN**



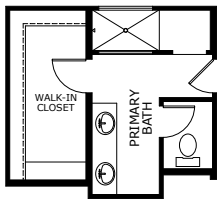
**OPTIONAL
OFFICE ILO STORAGE**



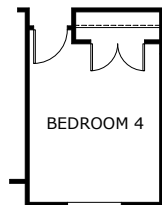
**OPTIONAL
SPORTS ROOM
ILO STORAGE**



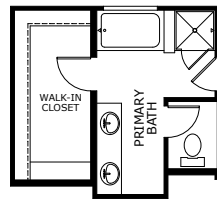
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OFFICE ILO STORAGE**



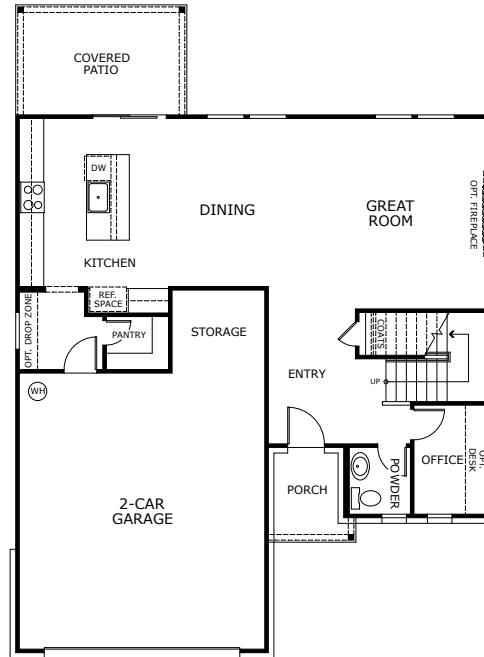
**OPTIONAL
LUXURY SHOWER
AT PRIMARY BATH**



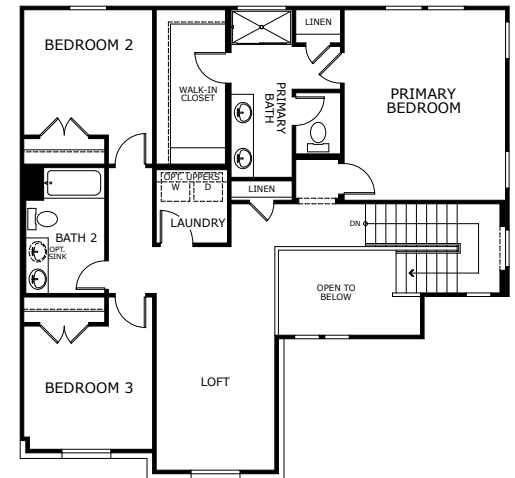
**OPTIONAL
BEDROOM 4**



**OPTIONAL
TUB/SHOWER
AT PRIMARY BATH**



FIRST FLOOR



SECOND FLOOR

BEAU: TWO-STORY | APPROX. 2,089 SQ. FT. | 3 BEDROOMS + LOFT + OFFICE
2.5 BATHS | COVERED PATIO

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



ELEVATION C

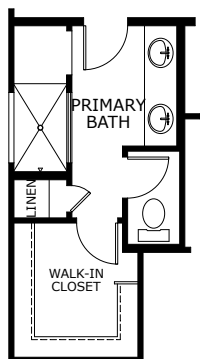


ELEVATION F

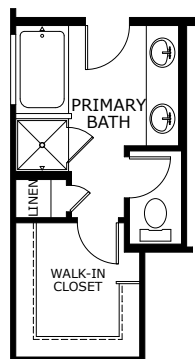
JAXON: ONE-STORY | APPROX. 2,069 SQ. FT. | 4 BEDROOMS | 3 BATHS
COVERED PATIO

THE SAGE COLLECTION

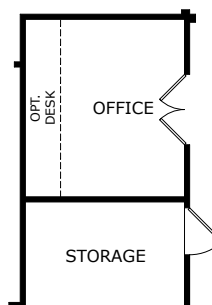
FREEDOM AT ANTHEM



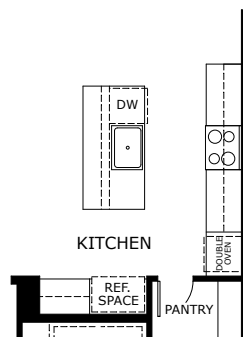
OPTIONAL
LUXURY SHOWER
AT PRIMARY BATH



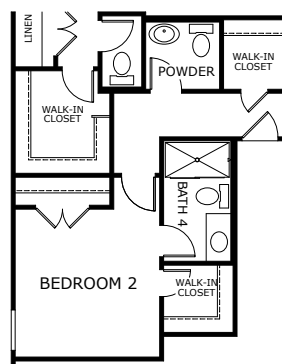
OPTIONAL
TUB/SHOWER
AT PRIMARY BATH



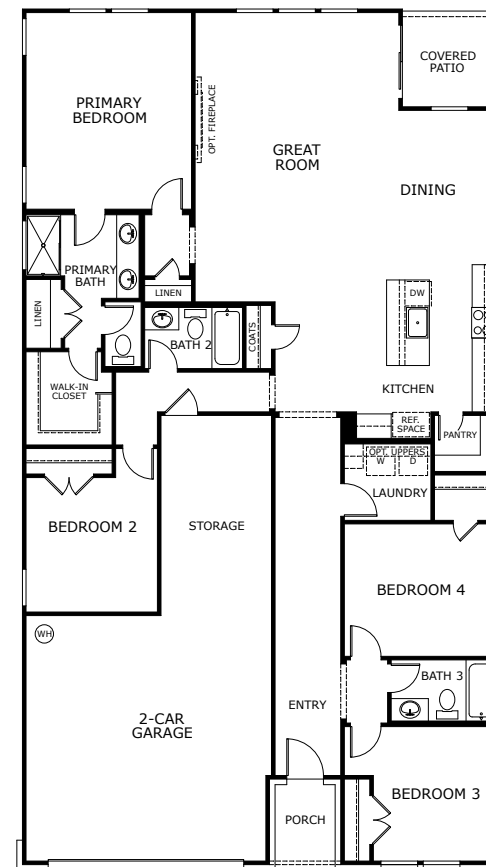
OPTIONAL
OFFICE ILO STORAGE



OPTIONAL
GOURMET KITCHEN



OPTIONAL
BEDROOM 2 SUITE



FIRST FLOOR

JAXON: ONE-STORY | APPROX. 2,069 SQ. FT. | 4 BEDROOMS | 3 BATHS
COVERED PATIO

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION A - STONE



ELEVATION B

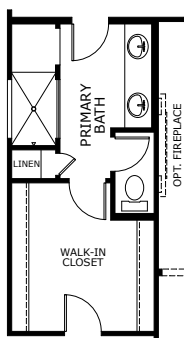


ELEVATION C

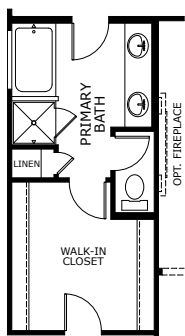
JAVEN: TWO-STORY | APPROX. 2,397 SQ. FT. | 4 BEDROOMS + LOFT | 3 BATHS
COVERED PATIO

THE SAGE COLLECTION

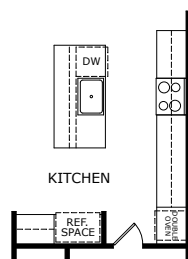
FREEDOM AT ANTHEM



OPTIONAL
LUXURY SHOWER
AT PRIMARY BATH



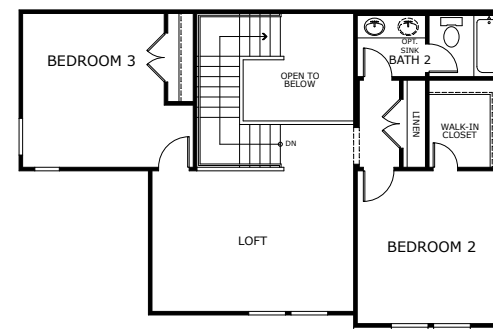
OPTIONAL
TUB/SHOWER
AT PRIMARY BATH



OPTIONAL
GOURMET KITCHEN



FIRST FLOOR



SECOND FLOOR

JAVEN: TWO-STORY | APPROX. 2,397 SQ. FT. | 4 BEDROOMS + LOFT | 3 BATHS
COVERED PATIO

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION A - STONE



ELEVATION B



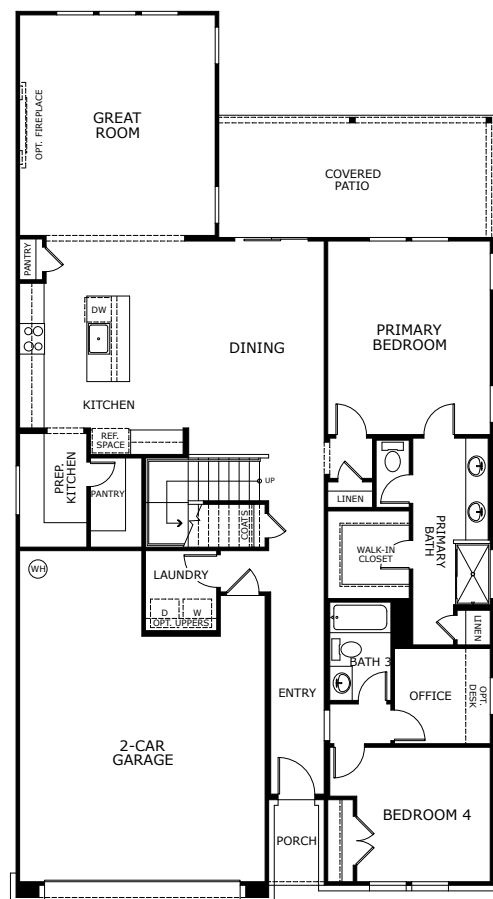
ELEVATION C



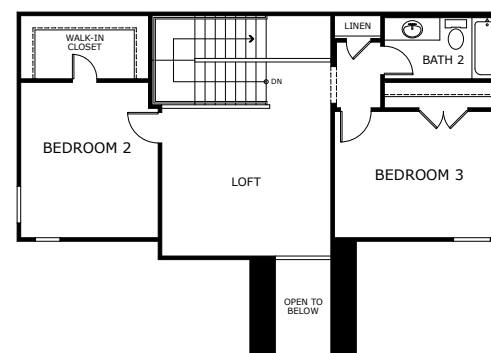
ELEVATION F

CAROLINE: TWO-STORY | APPROX. 2,533 SQ. FT. | 4 BEDROOMS + LOFT + OFFICE
3 BATHS | COVERED PATIO

**THE SAGE
COLLECTION**
FREEDOM AT ANTHEM



FIRST FLOOR

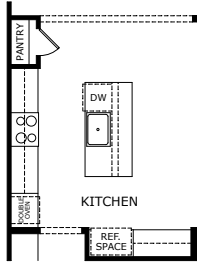


SECOND FLOOR

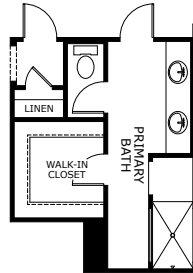
CAROLINE: TWO-STORY | APPROX. 2,533 SQ. FT. | 4 BEDROOMS + LOFT + OFFICE
3 BATHS | COVERED PATIO

THE SAGE COLLECTION

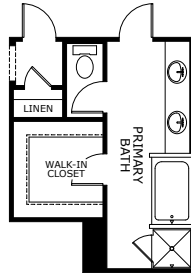
FREEDOM AT ANTHEM



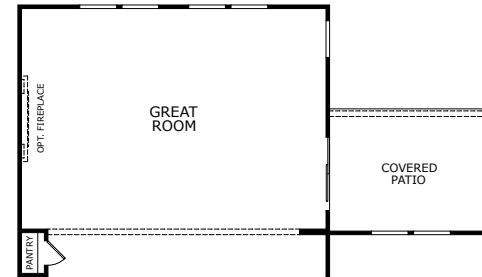
**OPTIONAL
GOURMET KITCHEN**



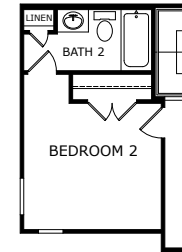
**OPTIONAL
LUXURY SHOWER
AT PRIMARY BATH**



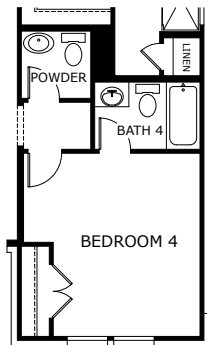
**OPTIONAL
TUB/SHOWER
AT PRIMARY BATH**



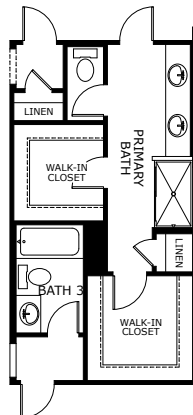
**OPTIONAL
LARGE GREAT ROOM**



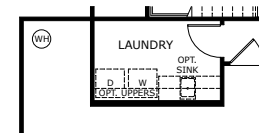
**OPTIONAL ALTERNATE
BEDROOM 2 BATH**



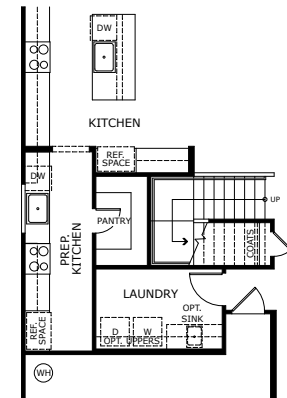
**OPTIONAL
BEDROOM 4 SUITE**



**OPTIONAL
WALK-IN CLOSET
AT PRIMARY BATH**



**OPTIONAL
EXTENDED LAUNDRY**



**OPTIONAL
BACK KITCHEN
W/ EXTENDED LAUNDRY**

CAROLINE: TWO-STORY | APPROX. 2,533 SQ. FT. | 4 BEDROOMS + LOFT + OFFICE
3 BATHS | COVERED PATIO

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION A - STONE



ELEVATION B



ELEVATION C

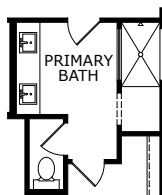


ELEVATION F

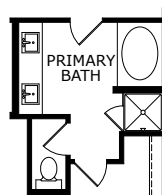
NICHOLAS: ONE-STORY | APPROX. 1,774 SQ. FT. | 3 BEDROOMS + OFFICE
2 BATHS

THE SAGE COLLECTION

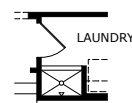
FREEDOM AT ANTHEM



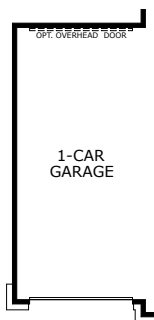
OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH



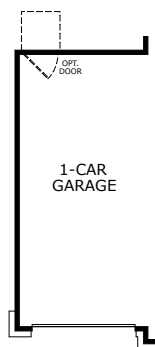
OPTIONAL
TUB/SHOWER
AT PRIMARY BATH



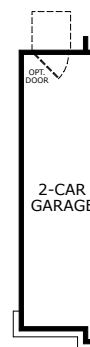
OPTIONAL
DOG WASH



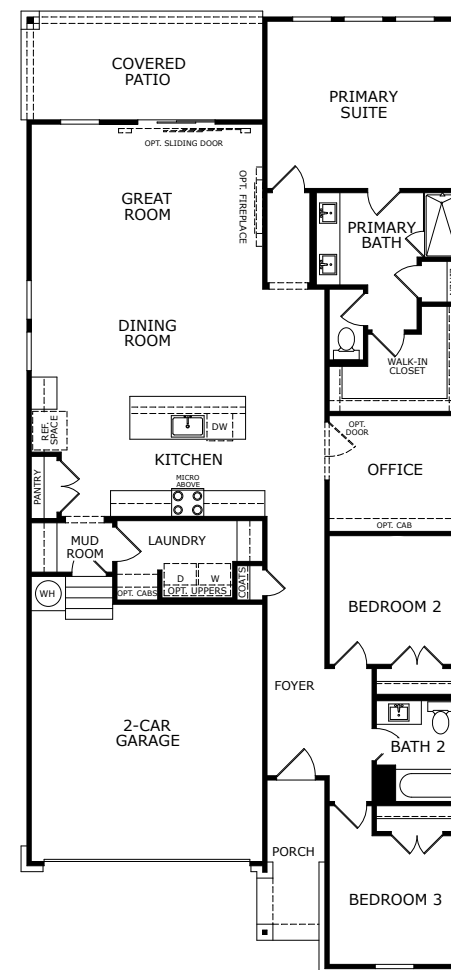
OPTIONAL
3RD CAR GARAGE W/OPT
OVERHEAD DOOR



OPTIONAL
3RD CAR GARAGE W/OPT
PEDESTRIAN DOOR



OPTIONAL
5' GARAGE EXT.



FIRST FLOOR

NICHOLAS: ONE-STORY | APPROX. 1,774 SQ. FT. | 3 BEDROOMS + OFFICE
2 BATHS

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



ELEVATION F

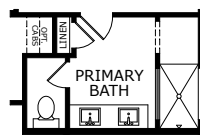
JAYA: ONE-STORY | APPROX. 1,904 SQ. FT. | 3 BEDROOMS + OFFICE
2 BATHS

THE SAGE COLLECTION

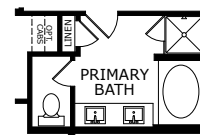
FREEDOM AT ANTHEM



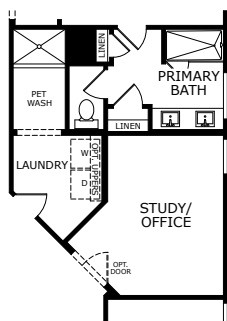
OPTIONAL
BEDROOM 4 W/ DOG WASH



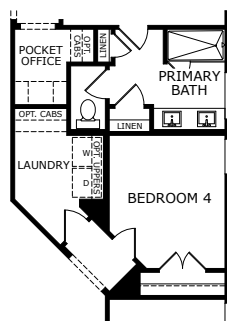
OPTIONAL
WALK-IN SHOWER
AT PRIMARY BATH



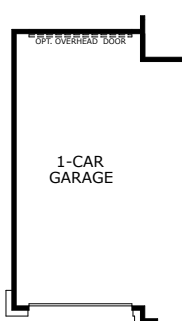
OPTIONAL
TUB/SHOWER
AT PRIMARY BATH



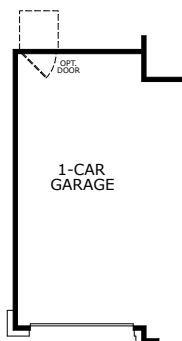
OPTIONAL
DOG WASH



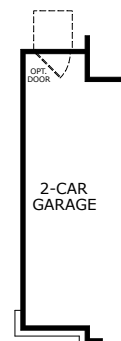
OPTIONAL
BEDROOM 4



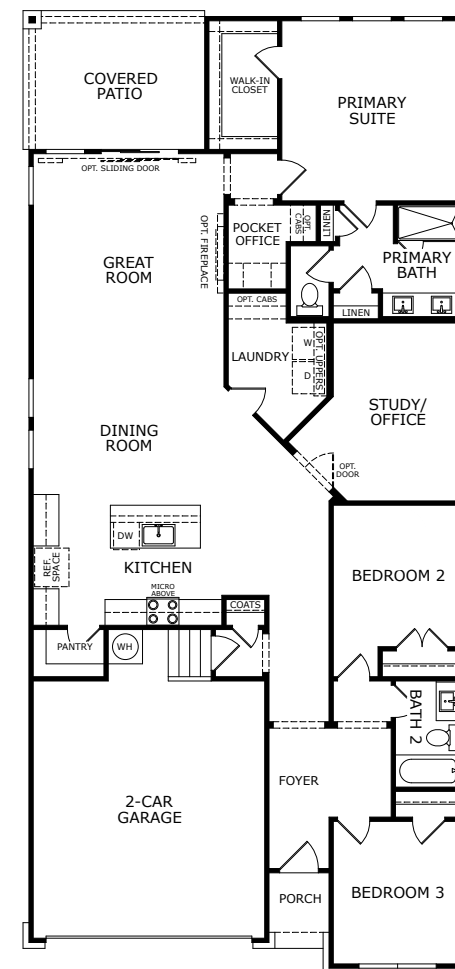
OPTIONAL
3RD CAR GARAGE W/OPT
OVERHEAD DOOR



OPTIONAL
3RD CAR GARAGE W/OPT
PEDESTRIAN DOOR



OPTIONAL
5' GARAGE EXT.



FIRST FLOOR

JAYA: ONE-STORY | APPROX. 1,904 SQ. FT. | 3 BEDROOMS + OFFICE
2 BATHS

THE SAGE COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



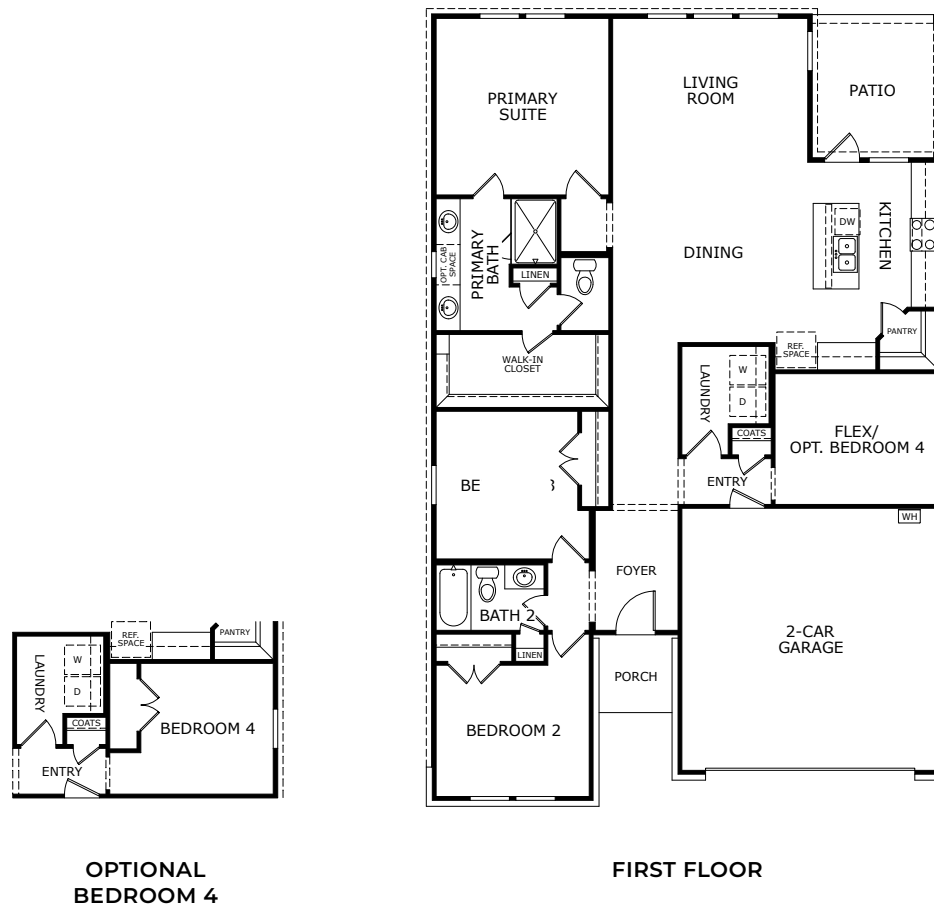
ELEVATION F

THE LEGACY COLLECTION

FREEDOM AT ANTHEM

4006 WYATT: ONE-STORY | APPROX. 1,702 | 3 BEDROOMS | 2 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



4006 WYATT: ONE-STORY | APPROX. 1,702 | 3 BEDROOMS | 2 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



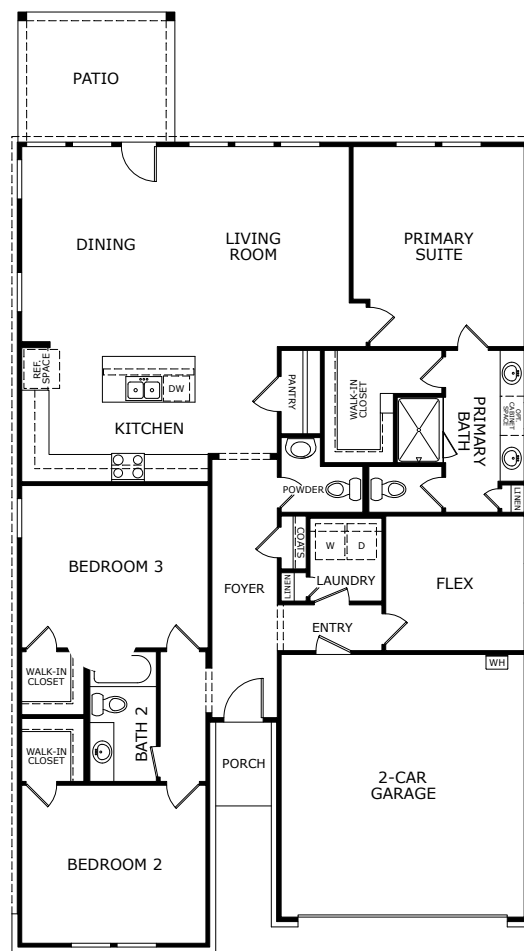
ELEVATION F



ELEVATION G

4007 STEPHANIE: ONE-STORY | APPROX. 1,882 | 3 BEDROOMS | 2 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



FIRST FLOOR

4007 STEPHANIE: ONE-STORY | APPROX. 1,882 | 3 BEDROOMS | 2 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



ELEVATION F

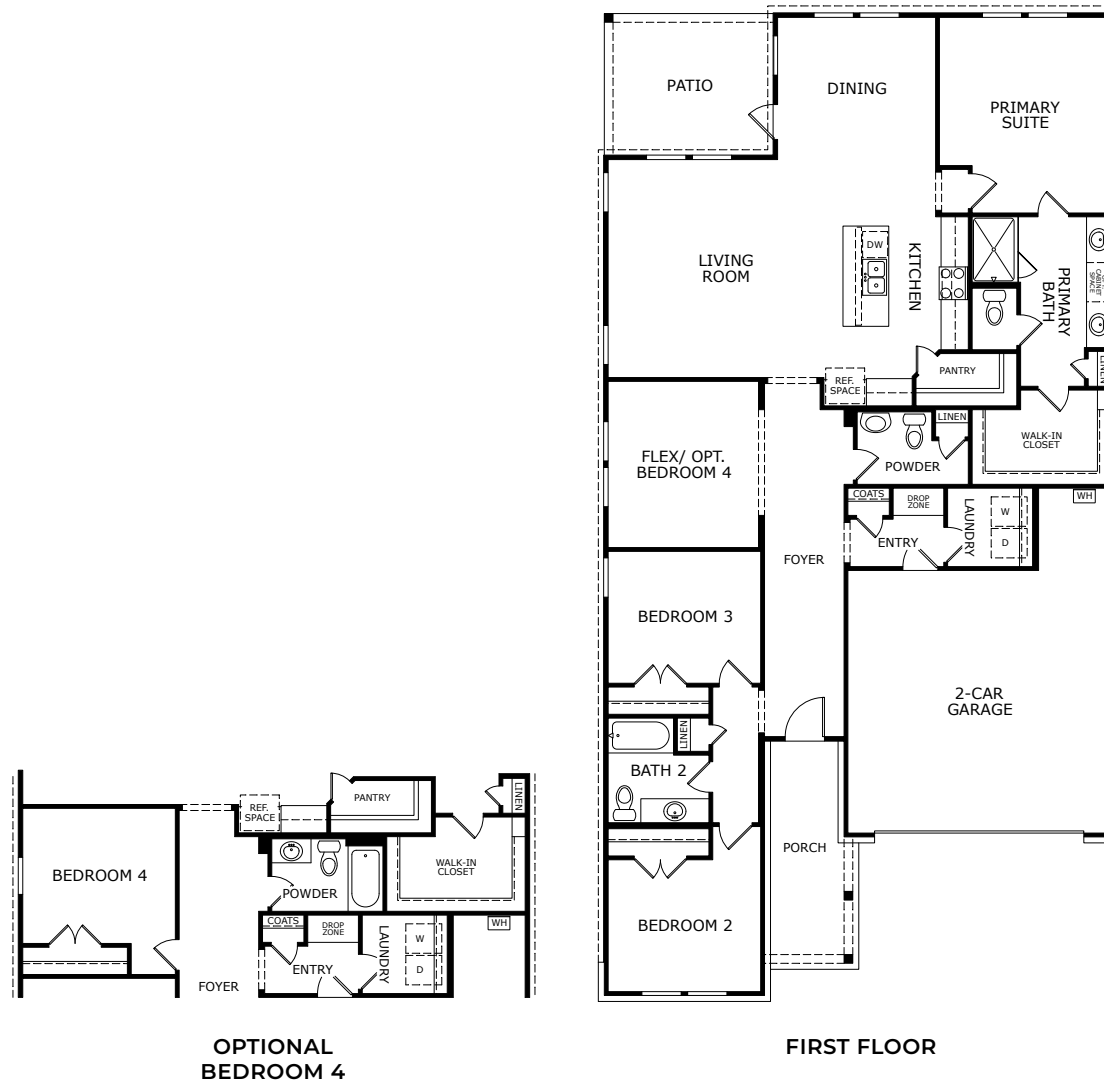


ELEVATION G

4008 HOLLIS: ONE-STORY | APPROX. 1,968 | 3 BEDROOMS | 2.5 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



4008 HOLLIS: ONE-STORY | APPROX. 1,968 | 3 BEDROOMS | 2.5 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



ELEVATION F

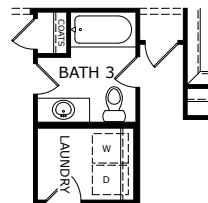


ELEVATION G

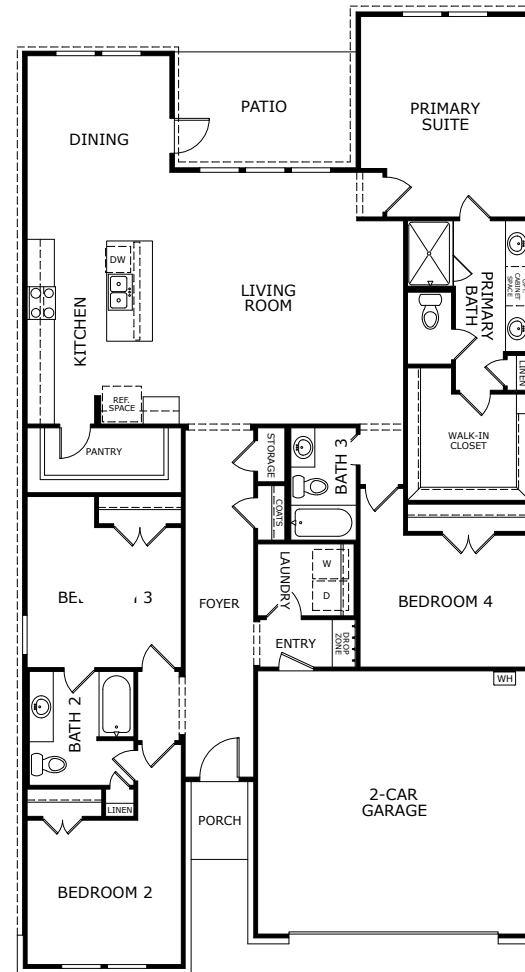
4009 HOYT: ONE-STORY | APPROX. 2,087 | 4 BEDROOMS | 3 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



OPTIONAL
BEDROOM 4 ENSUITE



FIRST FLOOR

4009 HOYT: ONE-STORY | APPROX. 2,087 | 4 BEDROOMS | 3 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



ELEVATION F



ELEVATION G

4056 KENNEDY: TWO-STORY | APPROX. 2,229 | 3 BEDROOMS| 2.5 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



4056 KENNEDY: TWO-STORY | APPROX. 2,229 | 3 BEDROOMS| 2.5 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



ELEVATION F

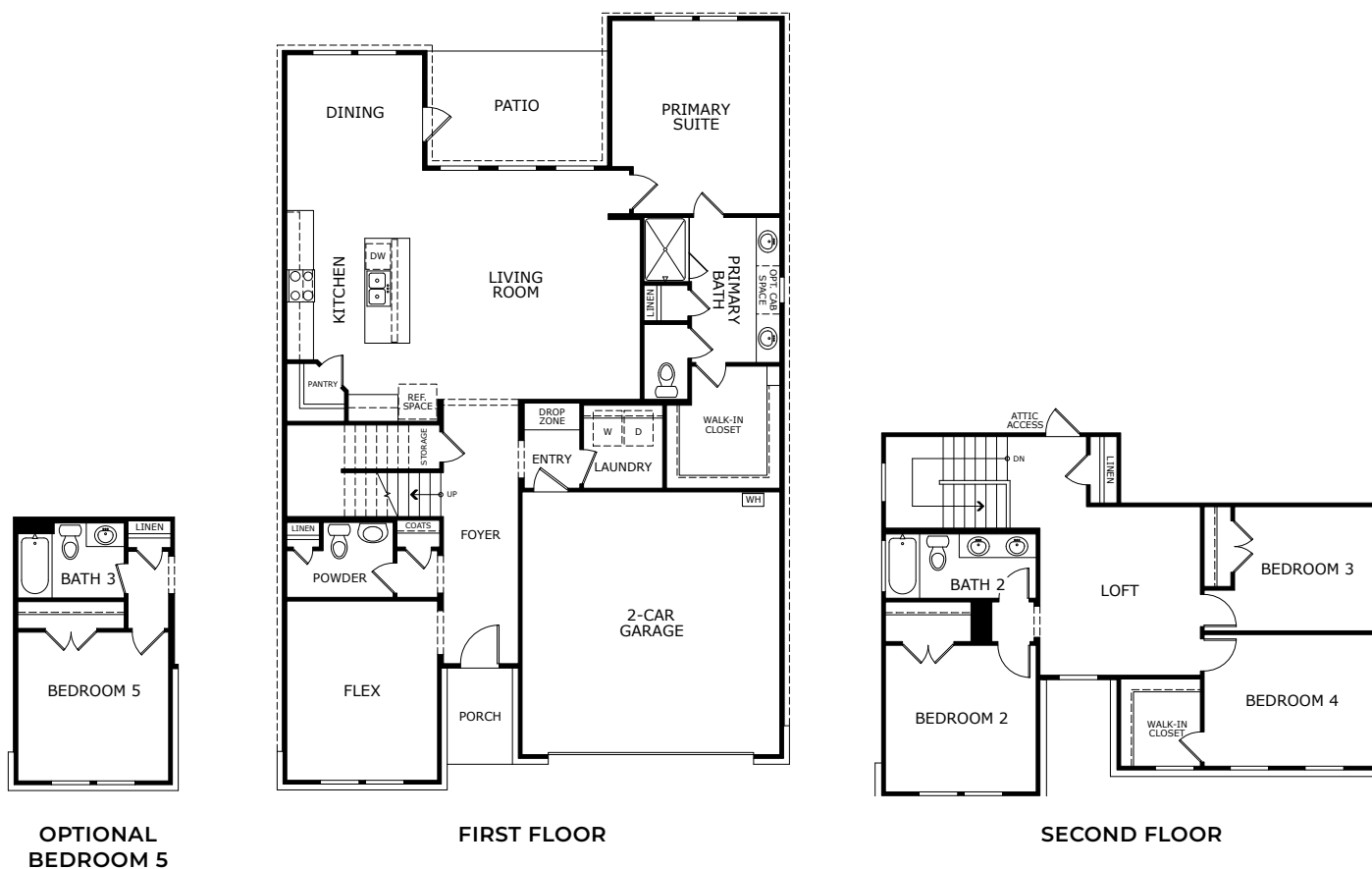


ELEVATION G

4057 MILLER: TWO-STORY | APPROX. 2,437 | 4 BEDROOMS| 2.5 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



4057 MILLER: TWO-STORY | APPROX. 2,437 | 4 BEDROOMS| 2.5 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



ELEVATION F



ELEVATION G

4058 ROSALIE: TWO-STORY | APPROX. 2,729 | 4 BEDROOMS | 3.5 BATHS
2- CAR GARAGE

**THE LEGACY
COLLECTION**
FREEDOM AT ANTHEM



4058 ROSALIE: TWO-STORY | APPROX. 2,729 | 4 BEDROOMS | 3.5 BATHS
2- CAR GARAGE

THE LEGACY COLLECTION

FREEDOM AT ANTHEM



ELEVATION A



ELEVATION B



ELEVATION F



ELEVATION G

ENERGY-SAVING FEATURES

- Dual-glazed windows
- Energy efficient hot water heater
- ENERGY STAR® certified dishwasher
- Energy-efficient LED disc lighting
- Upgraded energy-saving insulation in attic and walls
- Moen® WaterSense® plumbing fixtures
- High efficiency two-stage HVAC equipment

EXTERIOR FEATURES

- Modern-inspired architecture
- Architectural shingles with 25-year limited warranty
- Designer-coordinated exterior color combinations
- Two (2) hose bibbs
- Two-car attached garage with two (2) LiftMaster® remote openers
- Cedar fence and gate
- Beautifully designed front yard landscape package with full front and rear yard sod and irrigation system
- Covered patio (per plan)

IT'S IN THE DETAILS

- Honeywell® T6 Pro Smart Thermostat
- 9' ceilings
- Two-panel interior doors with Kwikset® Polo knobs in satin nickel
- Lighting package
- Sherwin-Williams® low-VOC paint throughout
- Shaw® carpeting
- Wood-look luxury vinyl plank flooring in select locations
- Shaker-style cabinets with crown molding and concealed hinges
- Secondary bathrooms include Quartz with 4" backsplash
- Rectangular undermount sinks with Moen® bathroom fixtures
- Ceiling fan with light in great room
- Powder room features pedestal sink with mirror
- Elongated commodes
- Trimmed and painted garage

GOURMET KITCHENS

- Electric range in stainless steel
- Dishwasher in stainless steel
- Over-the-range microwave in stainless steel
- Kitchen counters with 2cm eased edge and full ceramic tile backsplash
- Large kitchen island (per plan)
- Spacious pantry
- 42" shaker-style cabinets with crown molding and concealed hinges
- Kitchen sink with Moen® Sleek one-handle pull-down faucet in stainless steel
- Food waste disposal with power cord in chrome

PRIMARY SUITES

- Oversized walk-in shower
- Quartz counters in 2cm eased edge with Moen® bathroom fixtures
- Shaker-style cabinets with crown molding and concealed hinges
- Spacious walk-in closet with shelf and pole
- Ceiling fan with light

ADDITIONAL OPTIONS

- Choose from professionally curated interior and exterior packages