



**Grand Oaks Reserve**

**Cleveland, TX**



**Ready April!**

**10350 Woodhill Spa Ln**  
3 Bed, 2 Bath, 1416 SF

*Own for as low as:*

**\$254,990**   **\$1,589/mo.**



**Ready NOW!**

**10220 Cabo Del Sol Dr**  
4 Bed, 3 Bath, 1908 SF

*Own for as low as:*

**\$294,900**   **\$1,823/mo.**



**Ready NOW!**

**10310 Woodhill Spa Ln**  
3 Bed, 2 Bath, 1540 SF

*Own for as low as:*

**\$274,990**   **\$1,706/mo.**



**Ready NOW!**

**10320 Woodhill Spa Ln**  
4 Bed, 2 Bath, 1680 SF

*Own for as low as:*

**\$287,990**   **\$1,782/mo.**



**Ready NOW!**

**10300 Cabo Del Sol Dr**  
4 Bed, 2 Bath, 1727 SF

*Own for as low as:*

**\$299,990**   **\$1,852/mo.**



**Ready NOW!**

**10310 Cabo Del Sol Dr**  
3 Bed, 2 Bath, 1416 SF

*Own for as low as:*

**\$264,900**   **\$1,648/mo.**

Estimated total monthly payment (PITI) based on purchase price of shown as a 30-year FHA loan with 3.5% down, 700 credit score, and a promotional 2/1 buydown: 3.375% (year 1), 4.375% (year 2), and 5.375% fixed for years 3-30. APR: 6.825%. Payment includes estimated principal, interest, property taxes (1.58% rate with assumed homestead exemption of 30% of purchase price), homeowner's insurance (\$1,250/year), and monthly mortgage insurance (.55%). FHA upfront MIP (1.75%) is financed into the loan amount. Payment will increase after years 1 and 2. Borrower must qualify for and be able to afford the full note rate. Taxes, insurance, and other costs may vary. HOA fees and additional closing costs not included. Homestead exemption applies to primary residence only and must be applied for and approved. Rates subject to change and may not be available at time of loan commitment, lock, or closing. All loans subject to credit approval and underwriting guidelines. Not a commitment to lend. Offer available on select homes that can close by May 31, 2026. Not all buyers will qualify. Seller reserves the right to change or end this promotion at any time. Offer does not apply to previously written contracts. Prices subject to change without notice.