

tri pointe HOMES

Flora

Hutto, TX

Life-changing by Design™

Where Life Flourishes

in Hutto

Think big – as in a sprawling, 835-acre planned community in the heart of Hutto, Texas. Flora cherishes life's little pleasures. Whether it's the heartfelt conversations at the Market Square that turn neighbors into lifelong friends, the welcoming hellos exchanged along winding trails, or the precious moments spent watching kids gleefully play at the pool, splash pad and park, Flora offers amenities that cater to all interests and age groups.

It's the relaxed vibe that makes Flora the ultimate spot to kick back and live life your way, while still close enough to all that Austin has to offer. This is your invitation to live life in sync with nature and grow alongside a tight-knit community of neighbors.







LIFE AT A GLANCE

▶ THE MARKET SQUARE

Bloom House
- Gathering area
- Game room
- Coffee bar
- Fitness center
- Co-working spaces

The Well
- Resort-style pool
- Lounge chairs
- Pavilion

Primrose Park
- Splash pad
- Playscapes

The Haven
- Picnic tables
- Fire pit
- Pavilion
- Event lawn

▶ TRAILS & GREEN SPACES

Walking paths and biking trails throughout the community

▶ POCKET PARKS

▶ COMMUNITY LIFESTYLE EVENTS

Monthly events curated by Flora's Lifestyle Director

Community clubs:

Running
Gardening
Fitness boot camps
Performing arts
& more!

Smartly Planned Spaces

Our carefully tailored home plans offer flexibility and style for every stage of life. In every home plan, you'll discover roomy, open-concept kitchen and dining areas, with plenty of space for gathering and entertaining, large primary suites, covered patios and functional flex spaces.

And with stately architectural profiles and generous yards, your home will have curb appeal in spades, too!







FLORA

Home Designs

Terrace Collection
1,616 - 2,766 Sq Ft
3 - 4 Bedrooms | 2 - 3.5 Bathrooms | 2 Bay Garage







Where Style Comes Included.

Our Design Consultants are trained on the latest trends in home finishes and have packaged classic, contemporary attainable design collections sure to make your home feel more premium than ever. View all the ways these beautiful collections from the Tri Pointe Homes Design Studio can bring your vision to life.



LIVING SMART®

Durability, Comfort, Savings

Tri Pointe Homes is a leader in green building and our commitment is always expanding. It always will, with a steadfast passion for improving the quality of life for our homeowners and the legacy we'll all leave on this amazing planet. New materials, technologies and features are constantly being incorporated into our LivingSmart® program that includes five specific areas of advancement:

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INCLUDED

HEALTH SMART.

- Delta Touch Technology faucet
- Low-formaldehyde insulation
- Low VOC interior paint
- MERV 13 air filters to reduce airborne contaminants

ENERGY SMART.

- Whole home surge protection
- LED lighting
- 15.2-SEER2 air conditioner
- Low-E spectrally selective glass windows aim to keep heat and cold outside while letting light in
- Programmable "Smart" thermostat you can control remotely
- Tankless water heater

EARTH SMART.

- Plush, stain-resistant carpeting made from recycled material
- Engineered wood products
- Engineered, insulated entry doors
- Electrical vehicle prewired charging outlet for your earth-friendly endeavors

WATER SMART.

- Delta WaterSense® labeled faucets
- GE® ENERGY STAR® dishwasher in kitchens
- Water-efficient toilets
- Drought tolerant landscaping
- WiFi irrigation controller

HOME SMART.

- Control your temperature, lighting and much more via smart phone or voice control, both for comfort and convenience while at home, or for your imminent arrival when away
- Remotely control access to securely monitor who's coming and going from your video doorbell
- Your home is smart and connected via a Mesh WiFi System
- 42" Structured wiring network panel
- WiFi front door lock

*The prices of our homes, included features, plans, specifications, promotions/incentives, neighborhood build-out and available locations are subject to change without notice. Stated dimensions, square footage and acreage are approximate and should not be used as a representation of any home's or homesite's precise or actual size, location or orientation. There is no guarantee that any particular homesite or home will be available. No information or material herein is to be construed to be an offer or solicitation for sale. A Broker/Agent must register their client in person on client's first visit at each community for a Broker/Agent to receive a commission or referral fee, if available. Not all features and options are available in all homes. Unless otherwise expressly stated, homes do not come with hardscape, landscape, or other decorator items. Any photographs or renderings used herein reflect artists' conceptions and are for illustrative purposes only. Community maps, illustrations, plans and/or amenities reflect our current vision and are subject to change without notice. Maps not to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. Some amenities may not yet be constructed. Builder reserves the right to change the size, design, configuration and location of amenities not yet constructed and does not warrant the suitability thereof for any use or for any person. There is no guarantee that any particular homesite, home or common area will offer a view or that any particular view will be preserved. Views may also be altered by subsequent development, construction, and landscaping growth. A link to a third party website does not imply endorsement of that site nor any ability to control that site's privacy practices. Marketing promotions/incentives, if any, are subject to conditions or restrictions and are subject to change without notice. No warranty or guarantee is made regarding any particular area public school/school district or that any particular public school/school district will service any given community. Schools/school districts may change over time. Builder does not warrant the suitability of any trail for any use or for any person. Our name and the logos contained herein are registered trademarks of Tri Pointe Homes, Inc. and/or its subsidiaries. © 2026 Tri Pointe Homes, Inc. All rights reserved.

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INCLUDED FEATURES

ENERGY SAVINGS FOR THE PLANET AND YOUR POCKETBOOK.

- Independent thermal infrared scan of home
- Radiant barrier roof decking for energy efficiency
- Energy efficient Carrier HVAC systems
- Rinnai tankless water heater
- Vinyl double-paned, Low-E3 windows
- Poly-sealed plates, doors, and windows to reduce air penetration
- Energy-efficient LED disc lights
- Mastic-sealed attic ductwork to reduce air leaks by 60%
- 50% recycled and 100% formaldehyde-free insulation
- Regional, drought-tolerant plants
- Delta® kitchen and bathroom fixtures with WaterSense® technology
- GE ENERGY STAR® Appliances

TECH THAT WORKS SO YOU DON'T HAVE TO.

- Amazon Echo device
- WiFi controlled thermostat
- Eero TrueMesh™ home WiFi system
- Ring Wired Doorbell Plus
- Schlage® Connect™ Smart Deadbolt
- WiFi controlled light switches for porch and foyer/entry
- Choice of 4 media outlets: Cat6 network, RG6 cable, Cat5e phone
- WiFi garage door opener
- WiFi module added to irrigation system controller

A HEALTHY, HAPPY HOME FOR MANY YEARS TO COME.

- Fresh air system for improved air quality
- 8' Therma Tru® front entry and patio doors
- HomeTeam Pest Defense® in-wall pest control system and borate wood treatment for termite control
- HardiePlank® lap siding*
- Masonry and stucco on all sides, per plan
- 100% acrylic-based, low-VOC Sherwin Williams® paint
- Water filtration system
- Engineered floor joist system*
- Tri Pointe Homes Limited Warranty
- Limited lifetime manufacturer's warranty on shingles
- Hard surface flooring in entry, kitchen, bathrooms, breakfast/dining, and utility rooms
- Premium brand carpet and carpet pad with recycled content in bedrooms and rest of home

ALL THE BELLS AND WHISTLES.

- WHOLE HOUSE
  - Riverside 5-panel interior doors
  - Schlage® J Stratus satin nickel interior door knobs
  - Softly rounded demi-bullnose corners on interior walls
  - Cabinet hardware
  - Backpack rack, per plan*
- KITCHEN
  - Stained shaker-style cabinets with 42" upper cabinets
  - Granite countertops
  - Stainless steel undermount sink with 50/50 bowl
  - GE stainless steel dishwasher, gas range, and microwave with external ventilation
  - Generously sized kitchen island
  - Delta Essa® chrome faucet with touch technology
- BEDROOMS
  - Ceiling fans with light kits in great room and primary suite
  - Pre-wired for ceiling fans in secondary bedrooms, study, and game room*
  - Generously sized or walk-in closets in secondary bedrooms
- BATHROOMS
  - Quartz countertops in all bathrooms
  - Delta® chrome faucets in all bathrooms
  - Primary shower with acrylic shower pan, tiled walls, and toiletry niche*
  - 36" raised height vanities in all bathrooms
  - Rectangular undermount sinks in all bathrooms
  - Elongated toilets in all bathrooms
- OUTDOOR LIVING
  - Generously sized covered patio*
  - Full rain gutters on all sides of home.
  - Fully sodded front and back yards*
  - Uniquely designed landscaping for each homesite

ALSO INCLUDED AT FLORA

- Full yard irrigation system
- Water softener loop
- Car charger ready

  Dedicated 240v/50a circuit pre-wire in garage

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ABOUT TRI POINTE HOMES®

One of the largest homebuilders in the U.S., Tri Pointe Homes, Inc. (NYSE: TPH) is a publicly traded company operating in 12 states and the District of Columbia, and is a recognized leader in customer experience, innovative design, and environmentally responsible business practices. The company builds premium homes and communities with deep ties to the communities it serves—some for as long as a century. Tri Pointe Homes combines the financial resources, technology platforms and proven leadership of a national organization with the regional insights, longstanding community connections and agility of empowered local teams. Tri Pointe has won multiple Builder of the Year awards and was named 2024 Developer of the Year. The company is one of the 2023 and 2025 Fortune 100 Best Companies to Work For® and was designated as one of the PEOPLE Companies That Care® for three consecutive years (2023 through 2025). The company was also named as a Great Place To WorkCertified™ company for five years in a row (2021 through 2025) and was named on several Great Place To Work® Best Workplaces list (2022 through 2025). Building upon the legacy that was established 50 years ago under the name Trendmaker® Homes, Tri Pointe Homes is a recognized leader in the Austin real estate sector. For more information, please visit TriPointeHomes.com

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Contact our New Home Specialists at
tripointehomes.com or **512.758.6003**

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