

Century Oak

INTRODUCING 47 NEW CUSTOM HOME SITES IN TRADITIONS



TRADITIONS

CLUB AND COMMUNITY

ABOUT

Traditions Club and Community is excited to announce Century Oak - a new phase of development coming soon to the neighborhood. Tucked away on the northwest corner of Traditions, Century Oak, also referred to as Phase 20 D, E, and F, is a 27.5-acre, heavily wooded area encompassing rolling terrain, majestic hardwood trees, natural ravines and creeks, and a common area pond.

An extension of Balsam Court and two new streets, Silverbell and Century Oak, will deliver you to premier home sites ranging from one-third acre to over one-half acre in size. Each home site will provide scenic views of natural green space, while a select number of home sites will offer views of Hole #3 of the award-winning Traditions Golf Course.



47 AVAILABLE
HOME SITES



0.27 - 1.043 ACRES
HOME SITE SIZE



CUSTOM
HOME BUILDS



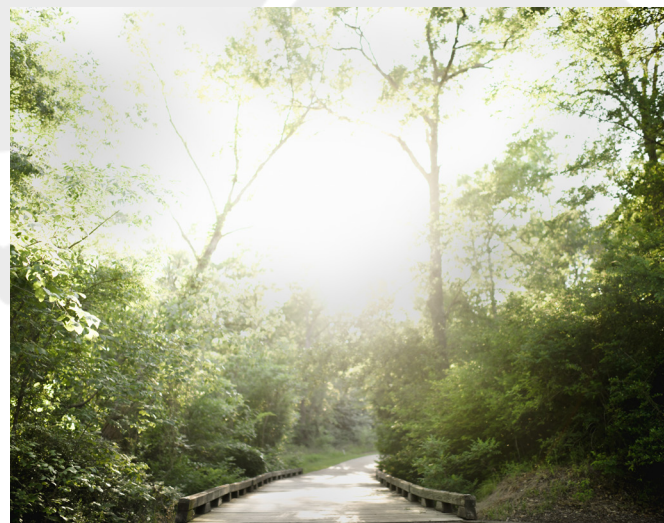
<2 MILES
TO TRADITIONS CLUB



<2 MILES
TO LAKE WALK



5 MILES
TO KYLE FIELD



W. Villa Maria Rd.



TRADITIONS

CLUB AND COMMUNITY

CENTURY OAK, PHASE 20 D,E,F

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 UNDER CONTRACT

 SOLD



LIST PRICING & APPROXIMATE SQUARE FOOTAGE

HOME SITE	LEGAL DESCRIPTION	ADDRESS	HOME SITE SIZE	SETBACKS	MINIMUM SQ. FT.	LIST PRICE
1	PH 20 D, BLOCK 7, LOT 16	3034 Silverbell Ct.	0.328 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$134,900
2	PH 20 D, BLOCK 7, LOT 15	3030 Silverbell Ct.	0.275 acres	25' f 35' r; 8' s	2,250 sq. ft.	\$130,900
3	PH 20 D, BLOCK 7 LOT 14	3026 Silverbell Ct.	0.254 acres	25' f 35' r; 8' s	2,250 sq. ft.	\$120,900
4	PH 20 D, BLOCK 7, LOT 13	3022 Silverbell Ct.	0.263 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$123,900
5	PH 20 D, BLOCK 7, LOT 12	3018 Silverbell Ct.	0.305 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$125,900
6	PH 20 D, BLOCK 7, LOT 11	3014 Silverbell Ct.	0.344 acres	25' f; 35' r 8' s	2,250 sq. ft.	\$143,900
7	PH 20 D, BLOCK 7, LOT 10	3010 Silverbell Ct.	0.358 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$148,900
8	PH 20 D, BLOCK 7, LOT 9	3006 Silverbell Ct.	0.376 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$164,900
9	PH 20 D, BLOCK 7, LOT 8	3000 Silverbell Ct.	0.395 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$172,900
10	PH 20 D, BLOCK 7, LOT 7	3001 Silverbell Ct.	0.329 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$159,900
11	PH 20 D, BLOCK 7, LOT 6	3005 Silverbell Ct.	0.304 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$148,900
*12	PH 20 D, BLOCK 7, LOT 5	3009 Silverbell Ct.	0.331 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$148,900
*13	PH 20 D, BLOCK 7, LOT 4	3013 Silverbell Ct.	0.346 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$154,900
14	PH 20 D, BLOCK 7, LOT 3	3017 Silverbell Ct.	0.362 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$161,900
15	PH 20 D, BLOCK 7, LOT 2	3021 Silverbell Ct.	0.353 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$157,900
16	PH 20 D, BLOCK 7, LOT 1	3025 Silverbell Ct.	0.315 acres	25' f; 35' r; 8' s	2,250 sq. ft.	\$142,900
17	PH 20 D, BLOCK 1, LOT 20	2980 Boxelder Dr.	0.274 acres	25' f; 15' r; 8' s	2,000 sq. ft.	\$132,900
18	PH 20 D, BLOCK 1, LOT 19	2976 Boxelder Dr.	0.271 acres	25' f; 15' r 8' s	2,000 sq. ft.	\$137,900
*19	PH 20 D, BLOCK 6, LOT 1	2977 Boxelder Dr.	0.370 acres	25' f; 35' r; 8' s	2,000 sq. ft.	\$165,900
20	PH 20 D, BLOCK 6, LOT 2	2981 Boxelder Dr.	0.367 acres	25' f; 35' r; 8' s	2,000 sq. ft.	\$171,900
21**	PH 20 E, BLOCK 5, LOT 5	3021 Century Oak Dr.	1.043 acres	30' f; 50' r; 10' s	2,750 sq. ft.	\$304,900
22	PH 20 E, BLOCK 5, LOT 4	3017 Century Oak Dr.	0.512 acres	30' f; 50' r; 10' s	2,750 sq. ft.	\$234,900
23	PH 20 E, BLOCK 5, LOT 3	3013 Century Oak Dr.	0.546 acres	30' f; 50' r; 10' s	2,750 sq. ft.	\$251,900
*24	PH 20 E, BLOCK 5, LOT 2	3009 Century Oak Dr.	0.588 acres	30' f; 50' r; 10' s	2,750 sq. ft.	\$267,900

Home sites listed with a * are currently under contract.

For additional setback information and buildable pad sites, please refer to the plat.

**Please note, 3021 Century Oak Dr. features 0.533 acres of buildable property. 0.510 acres of this property is located within the 100 year floodplain.

LIST PRICING & APPROXIMATE SQUARE FOOTAGE

HOME SITE	LEGAL DESCRIPTION	ADDRESS	HOME SITE SIZE	SETBACKS	MINIMUM SQ. FT.	LIST PRICE
*25	PH 20 E, BLOCK 5, LOT 1	3005 Century Oak Dr.	0.647 acres	30' f; 50' r; 10' s	2,750 sq. ft.	\$294,900
*27	PH 20 E, BLOCK 2, LOT 35	3034 Balsam Ct.	0.257 acres	25' f, 7.5' r, 15' s, 7.5' s	2,000 sq. ft.	\$124,900
*28	PH 20 E, BLOCK 4, LOT 3	3040 Balsam Ct.	0.673 acres	25' f; 50' r; 15' s 7.5' s	2,750 sq. ft.	\$303,900
*29	PH 20 E, BLOCK 4, LOT 2	3044 Balsam Ct.	0.592 acres	25' f; 50' r; 10' s	2,750 sq. ft.	\$270,900
*30	PH 20 E, BLOCK 4, LOT 1	3048 Balsam Ct.	0.590 acres	25' f; 50' r; 10' s	2,750 sq. ft.	\$275,900
*31	PH 20 F, BLOCK 8, LOT 15	3064 Balsam Ct.	0.277 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$161,900
*32	PH 20 F, BLOCK 8, LOT 14	3068 Balsam Ct.	0.311 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$157,900
*33	PH 20 F, BLOCK 8, LOT 13	3072 Balsam Ct.	0.336 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$169,900
*34	PH 20 F, BLOCK 8, LOT 12	3080 Balsam Ct.	0.275 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$171,400
*35	PH 20 F, BLOCK 8, LOT 11	3092 Balsam Ct.	0.542 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$248,900
*36	PH 20 F, BLOCK 8, LOT 10	3091 Balsam Ct.	0.617 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$282,900
*37	PH 20 F, BLOCK 8, LOT 9	3087 Balsam Ct.	0.567 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$247,900
*38	PH 20 F, BLOCK 8, LOT 8	3083 Balsam Ct.	0.383 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$182,400
*39	PH 20 F, BLOCK 8, LOT 7	3079 Balsam Ct.	0.387 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$184,400
*40	PH 20 F, BLOCK 8, LOT 6	3075 Balsam Ct.	0.384 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$182,400
*41	PH 20 F, BLOCK 8, LOT 5	3071 Balsam Ct.	0.329 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$169,400
*42	PH 20 F, BLOCK 8, LOT 4	3067 Balsam Ct.	0.346 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$176,400
*43	PH 20 F, BLOCK 8, LOT 3	3063 Balsam Ct.	0.479 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$220,900
*44	PH 20 F, BLOCK 8, LOT 2	3059 Balsam Ct.	0.524 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$278,900
*45	PH 20 F, BLOCK 8, LOT 1	3055 Balsam Ct.	0.340 acres	25' f; 30' r; 10' s	2,750 sq. ft.	\$199,400
*46	PH 20 E, BLOCK 3, LOT 11	3047 Balsam Ct.	0.380 acres	25' f; 35' r; 10' s	2,750 sq. ft.	\$214,400
*47	PH 20 E, BLOCK 3, LOT 10	3043 Balsam Ct.	0.354 acres	25' f; 35' r; 10' s	2,750 sq. ft.	\$197,900
*48	PH 20 E, BLOCK 3, LOT 9	3039 Balsam Ct.	0.333 acres	25' f; 35' r; 10' s	2,750 sq. ft.	\$185,900

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CONTACT

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REALTOR®

COLDWELL BANKER APEX

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 **COLDWELL BANKER** | **APEX,
REALTORS®**



Traditions Club & Community is developed by Traditions Acquisition Partnership, LP. Comprised of property owners and residents, each member of Traditions Acquisition Partnership, LP has extensive backgrounds in real estate development, hospitality management, and golf course operations.

At Traditions Club & Community, Traditions Acquisition Partnership, LP coordinates all residential land and product development. Under their direction, Traditions has become one of the most dynamic and successful residential developments in Bryan-College Station.



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www.traditionscommunity.com
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