



LILY GRACE HOMES

# Welcome Home

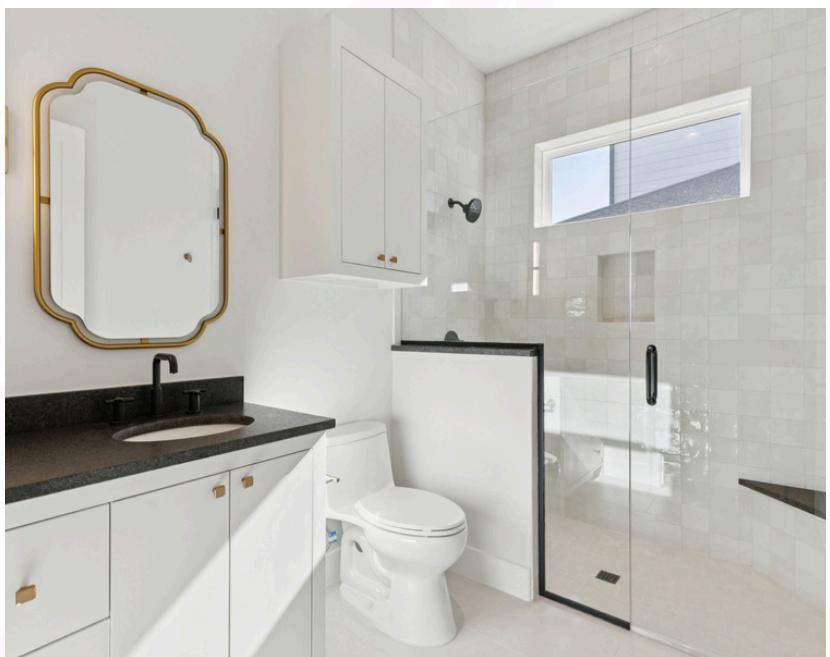
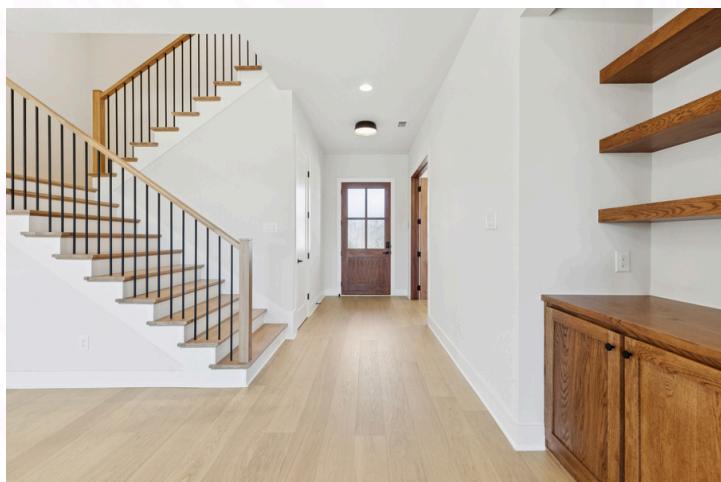


## 206 Pecan Street | Roanoke

**4 Beds | 4 Full Baths | Study | .69 Acres | 3099 sq ft | 2 Car Garage**

- 7 1/2" wide European white oak engineered wood floors throughout the first floor.
- 10' ceilings - first floor with 11' ceiling at family.
- 8' 1-panel shaker doors throughout home.
- Custom site-finished cabinetry throughout.
- Hand-trowel texture in most areas.
- Bosch appliance package.
- Delta plumbing fixtures.
- 8' sliding glass doors for indoor/outdoor living.
- Full foam encapsulation.
- PEX water lines.
- ZIP wall system.
- Tankless water heater.
- 17-SEER Heat Pump HVAC.
- Ecobee Smart Thermostat.
- Double-pane Low E windows.
- Security system & AV Pre-Wire.

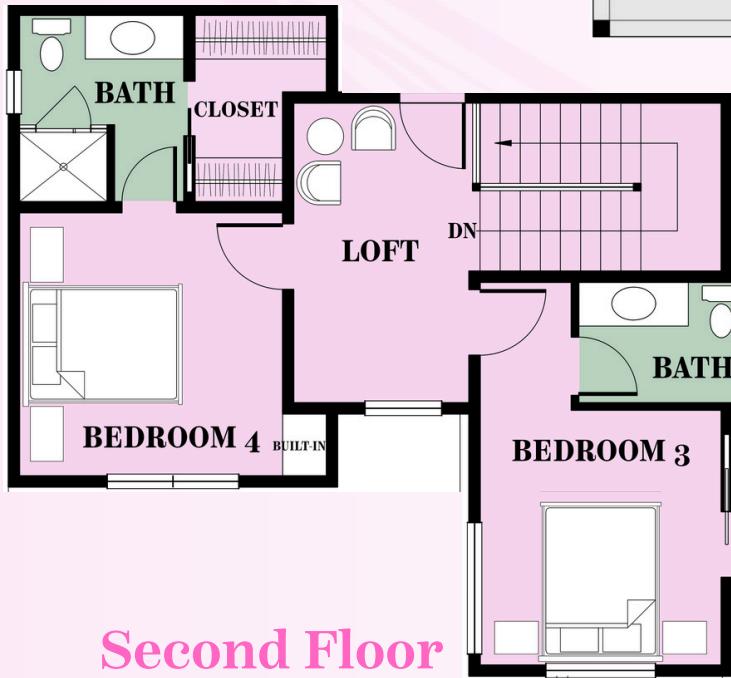




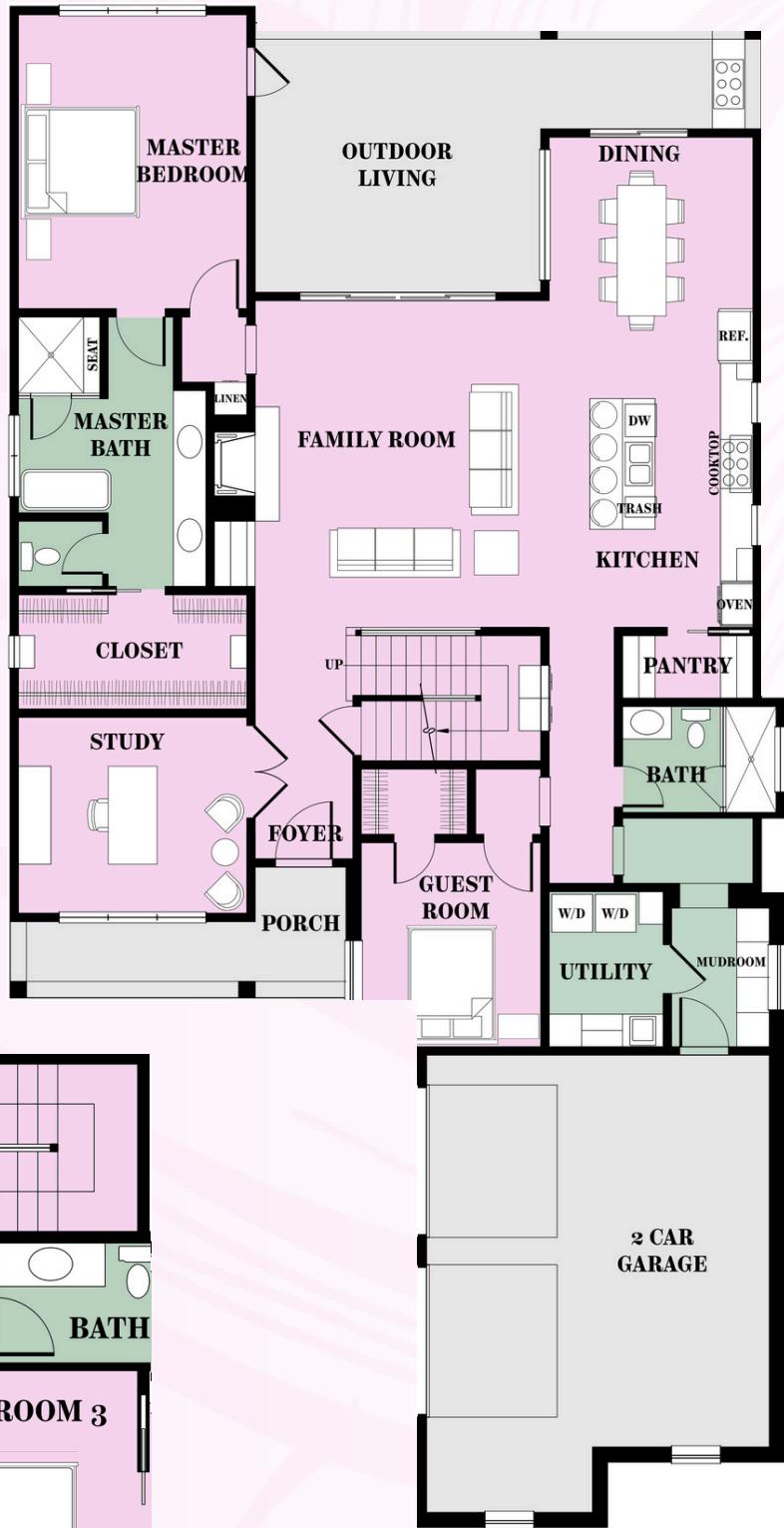
# Plan & Spatial Design

Designed across two levels, the plan at 206 Pecan Street balances open living with private retreat spaces for everyday comfort. The main level connects the living areas and owner's suite to outdoor living, while the upper level offers additional bedrooms and flexible space.

|                            |                |
|----------------------------|----------------|
| <b>First Floor Living</b>  | <b>2373 SF</b> |
| <b>Second Floor Living</b> | <b>726 SF</b>  |
| <b>Outdoor Living</b>      | <b>377 SF</b>  |
| <b>Total Living</b>        | <b>3476 SF</b> |

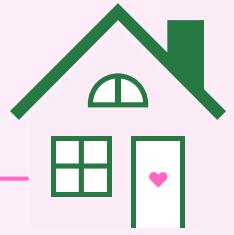


**Second Floor**



**First Floor**

# Smart Construction + Performance



## New Build Advantage

### Lower Maintenance & Fewer Repairs

New construction homeowners

spend **50% less** on annual maintenance than owners of older homes.

### Modern Design & Functionality

Open floor plans, higher ceilings, flexible spaces for home offices, & storage designed for today's lifestyles.

### Healthier Indoor Environment

Construction standards limit exposure to mold, asbestos, & outdated insulation. Better ventilation systems & low-VOC paints improve indoor air quality.

### A Fresh Start

You're the first owner: no wear, no prior owner issues, & no inherited quirks



## The Efficiency Edge

New-construction

homes use

**28% less energy**

than older homes

Advanced thermal barriers, foam encapsulation, efficient HVAC and smart home tech keep costs low and comfort high.



## Warranty

Every Lily Grace Home is backed by a comprehensive 1-2-10 warranty, giving you lasting confidence in your investment. During the first year, Lily Grace Homes covers all workmanship and materials, ensuring the fit and finish meet our high standards. In the first two years, we cover your home's major mechanical systems, including HVAC, electrical, plumbing, ductwork, and piping through manufacturer warranties.

From years 1 through 10, your home is protected by StrucSure Home Warranty, which covers major structural components and any direct damage resulting from a covered structural defect. It's our way of standing by the homes we build, and the people who live in them.

# Helpful Information

## Pecan Crossings

### Utilities

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|                        |                |                  |
|------------------------|----------------|------------------|
| TXU Energy             | (800) 818-6132 | txu.com          |
| Atmos Energy           | (888) 286-6700 | atmosenergy.com  |
| Water Utilities        | (817) 491-2411 | roanoketexas.gov |
| Garbage/Recycling      |                | roanoketexas.gov |
| AT&T (TV/Internet)     | (800) 288-2020 | att.com          |
| Spectrum (TV/Internet) | (866) 874-2389 | spectrum.com     |

### Government/Services

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|                          |                     |                   |
|--------------------------|---------------------|-------------------|
| Roanoke City Hall        | 108 S. Oak Street   | roanoketexas.gov  |
| Voter Registration       |                     | votedenton.gov    |
| Vehicle Registration     |                     | dentoncounty.gov  |
| TxDOT - Driver's Licence |                     | txdps.state.tx.us |
| Property Taxes           |                     | dentoncad.com     |
| Local Library            | 308 S Walnut Street | (817) 491-2691    |
| Recreation Center        | 501 Roanoke Road    | (817) 837-9930    |

### Schools

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| Northwest ISD                 |                          |                |
|-------------------------------|--------------------------|----------------|
| Roanoke Elementary            | (817) 215-0000           | nisdtx.org     |
| Jon M Tidwell Middle School   | 1401 Lancelot Road       | (817) 215-0650 |
| James Steele Accelerated High | 3937 Haslet-Roanoke Road | (817) 698-5900 |
|                               | 606 N Walnut Street      | (817) 698-5800 |

### Hospitals/Medical

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|                                   |                |                      |
|-----------------------------------|----------------|----------------------|
| First Med                         | (682) 831-1591 | raonokefirstmed.com  |
| Baylor Medical Center Trophy Club | (817) 837-4600 | baylortrophyclub.com |

# The Lily Grace Homes Difference



Lily Grace Homes was launched shortly after founder Carol Horton experienced a pivotal moment in her life and career. Leaning on others in the industry, Carol was encouraged to forge her own path in the homebuilding industry. With decades of experience in business and residential construction behind her, she stepped out on her own not only to create homes but to redefine what a home could feel like.

As one of the few female builders in the Dallas-Fort Worth area, Carol brings a fresh

perspective to an industry that too often focuses on cost structures rather than the daily life lived within the walls. We design and build homes that support real life, real families, and the everyday moments that matter,

Quality is the foundation of Lily Grace Homes. We build with trusted trades and high-performing materials that deliver long-lasting value. Full foam encapsulation, tankless water heaters, and energy efficient windows are standard features. Every home is backed by comprehensive 1, 2, and 10 year warranties for peace of mind long after move in.

We build homes for belonging, comfort, and connection because a well designed home should support life at every turn. This is where thoughtful design and everyday living meet.



## Where thoughtful design meets everyday living.

At Lily Grace Homes, we build thoughtfully designed new construction homes that balance beauty, function, and long term livability. Every floor plan is intentional, every finish is carefully selected, and every detail is considered through the lens of real life. From light filled kitchens to calm owner's suites and energy efficient construction, our homes are created to support the way you live today and the way you want to live tomorrow.



# LILY GRACE HOMES

## CONTACT US



**(682) 337-1121**



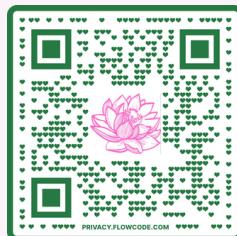
**206 Pecan Street Roanoke, Tx**



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