



LILY GRACE HOMES

*Welcome Home*



## 208 Pecan Street | Roanoke

**4 Beds | 4 Full Baths | Study | .69 Acres | 3474 sq ft | 2 Car Garage**

- 7 ½" 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



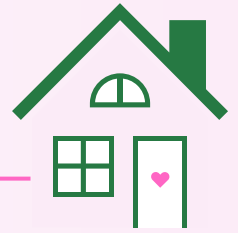
208 Pecan Street offers a thoughtfully designed floor plan that lives larger than its square footage, with exceptional storage woven throughout the home. Open, light-filled living spaces flow seamlessly to generous outdoor areas, creating an effortless connection between indoor comfort and outdoor living, ideal for both everyday life and entertaining.

First Floor Living	2490 SF
Second Floor Living	984 SF
Outdoor Living	415 SF
Total Living	3889 SF

Square footage and dimensions are approximate and provided for reference only. Floor plans, layouts, features, and specifications are subject to change without notice. Buyer and buyer's agent should independently verify all information, including square footage and room dimensions.



# 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Construction standards limit exposure to mold, asbestos, & outdated insulation.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

## Built for Comfort, Efficiency, & Longevity

Behind the walls, this home is built to perform. Features like full foam encapsulation, energy-efficient windows, and upgraded framing help maintain consistent indoor temperatures, reduce noise, and support long-term durability in North Texas conditions.

## The Efficiency Edge

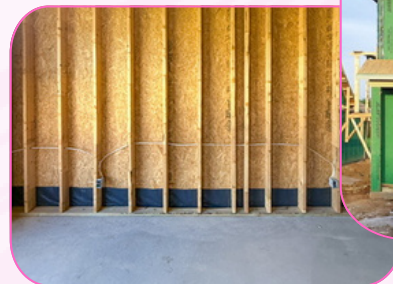
New-construction

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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<b>Northwest ISD</b>	(817) 215-0000	nisdtx.org
Roanoke Elementary	1401 Lancelot Road	(817) 215-0650
Jon M Tidwell Middle School	3937 Haslet-Roanoke Road	(817) 698-5900
James Steele Accelerated High	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	baylor trophyclub.com

# The Lily Grace Homes Difference

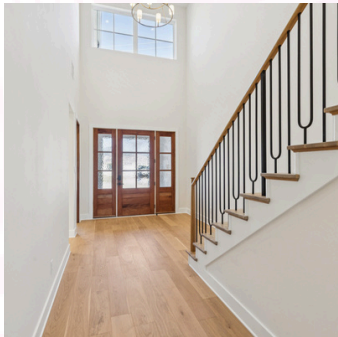


Lily Grace Homes was launched shortly after founder Carol Horton experienced a pivotal moment in her life and career. Leaning on others in the industry, Carol was encouraged to forge her own path in the homebuilding industry. With decades of experience in business and residential construction behind 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



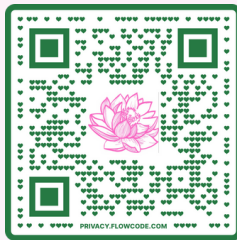
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## FOLLOW ALONG



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