

APRIL ISSUE

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*Hearth Homes*  
MADEIRA'S READY  
- ARE YOU?

# Available Homes - Summer Lake



## PRICE IMPROVEMENT

### 8714 ASHFORD LAKE

4 BEDROOMS

2.5 BATHROOMS

2 CAR GARAGE

**2025** YEAR BUILT

1908 SQFT LIVING

WHOLE YARD SPRINKLER

**\$316,000**

**\*\*CONCESSIONS AVAILABLE**







## 8919 ZOAR LAKE

4 BEDROOMS

2.5 BATHROOMS

2 CAR GARAGE

**2025** YEAR BUILT

1908 SQFT LIVING

WHOLE YARD SPRINKLER

**\$\$316,000**

**\*\*CONCESSIONS AVAILABLE**

## MADEIRA PREFERRED BUILDER

FUTURE MADEIRA BUYERS MEET AND GREET



Washer/Dryer Incentive with accepted offer

8714 ASHFORD LAKE / 8919 ZOAR LAKE BROWNSVILLE TX



HEARTHOMESTX.COM

# MADEIRA PHASE 1



## CUSTOM HOMES

**Your design, your selections, 100% YOU.**

One time closing means you save thousands. Call and Ask How!

## SEMI CUSTOM

**START WITH AS LITTLE AS 1% DOWN - NO PAYMENTS TILL  
CONSTRUCTION IS DONE**

**OUR FLOOR PLANS, CURATED SELECTIONS LIST  
HOME BUILDING - MADE EASY!**

**Call Today 956-455-2970**






Pre-Approved  
with Pete!

# UNIONHOME MORTGAGE

Preferred Partner

## ONE-TIME CLOSE CONSTRUCTION LOANS

Designed to take you from blueprint to move-in with just one loan and one closing! Perfect for homebuyers building their dream home OR builders working with buyers who want a simplified path to ownership.

-  One Approval. One Closing. One Loan.
-  Peace of Mind: No need to re-qualify once the house done, or pay for two closings
-  Covers land purchase, construction, and permanent financing
-  Low down payment options (FHA, VA, USDA & Conventional options available)
-  Lock in your rate before construction begins

**Click to Start the Process**

CALL PETE

TODAY!

956-884-9298



HEARTH HOMES



# UNIONHOME MORTGAGE

Preferred Partner

## Looking to buy, refinance, or invest? We've got a loan for that!

### Conventional Loans

- Low rates & flexible terms
- Ideal for buyers with good credit

### FHA Loans







- Low down payment options
- Great for first-time buyers!

### VA Loans

- 0% down for eligible veterans & active-duty military
- No PMI – ever!

## DOCTOR LOANS – BUILT FOR MEDICAL PROFESSIONALS

Tailored mortgage solutions for doctors, dentists, and medical professionals.

-  100% Financing Available – No down payment for qualified buyers
-  No Private Mortgage Insurance (PMI) – Even with less than 20% down
-  Higher Loan Limits – Designed to fit higher-income professionals
-  Flexible Debt-to-Income Ratios – Student loans handled more leniently
-  New Employment Accepted – Qualify with a signed employment contract
-  Available for MD, DO, DDS, DMD, DVM, and other healthcare pros