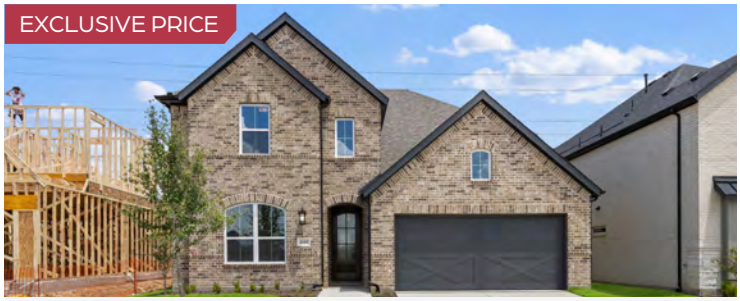
SPIRITAS RANCH | LITTLE ELM,TX

EXCLUSIVE PRICING

RISLAND HOMES

LOWEST PRICES OF THE YEAR | RATES AS LOW AS **3.99%*** | CLOSE BY **DEC. 31**



4101 BLUE SPRUCE AVE

4201 E | 4 Bed | 3 Bath | 2 Cars | 2,818 SF

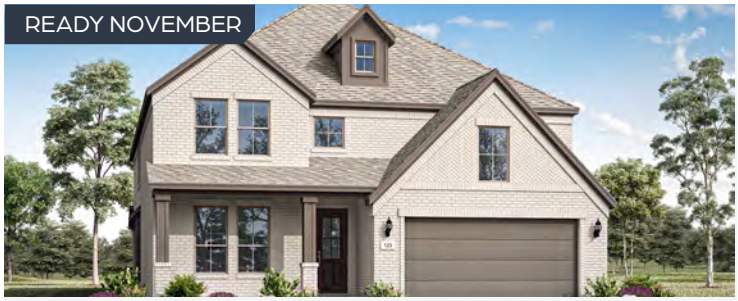
~~$497,000~~ **$429,000**



404 BROOKLAWN AVE

4201 H | 4 Bed | 3 Bath | 2 Cars | 2,803 SF

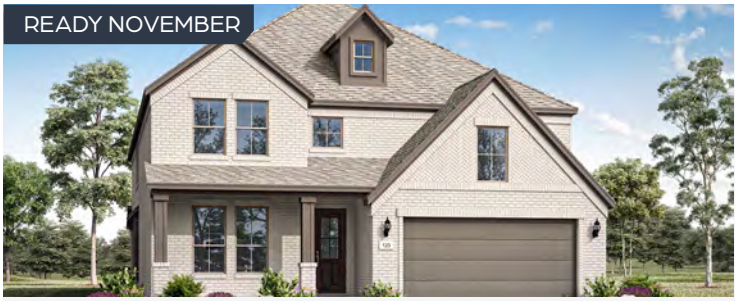
~~$507,000~~ **$440,000**



4113 BLUE SPRUCE AVE

4205 A | 5 Bed | 4 Bath | 3 Cars | 3,566 SF

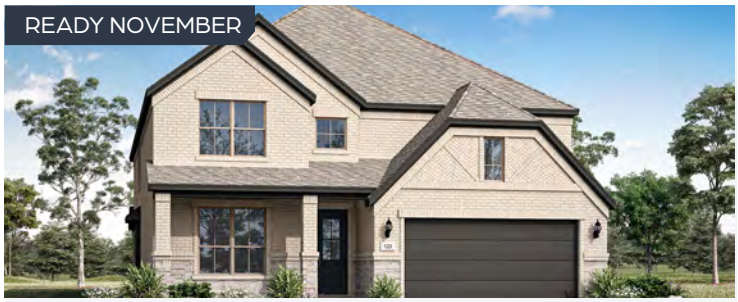
~~$590,900~~ **$565,000**



4129 BLACKBIRD AVE

4205 A | 5 Bed | 4 Bath | 3 Cars | 3,566 SF

~~$609,900~~ **$575,000**



4105 BLUE SPRUCE AVE

4205 B | 4 Bed | 3.5 Bath | 3 Cars | 3,566 SF

~~$591,900~~ **$560,000**



4141 BLACKBIRD AVE

4201 E | 4 Bed | 3 Bath | 2 Cars | 2,818 SF

~~$497,000~~ **$435,000**

EXCEPTIONAL HOMES | STRONGER TOGETHER

*The advertised 3/2/1 Buydown is available to qualified borrowers on eligible properties and loan programs. Borrowers must qualify at full note rate. Minimum program guidelines include a Conventional Loan with a 10% down payment and a 760 FICO score to qualify, or FHA Financing with a 3.50% down payment and a minimum FICO score of 680, or VA Financing with 0% down payment and a 680 minimum FICO score. Additional credit, income, asset, property appraisal, and underwriting requirements may apply. This information does not indicate loan approval nor is it a commitment to lend. Rates, terms, payments, incentives, and program availability are subject to change without notice. Secure Choice Lending (Freedom Pointe Mortgage Group), licensed by California Department of Real Estate, DRE License #02050654; NMLS #1689518. Licensed in multiple states. THIS IS NOT A LOAN COMMITMENT. Buyers must be under contract and lock their rate by December 31, 2026, to qualify. Up to 6% concession for rate buydown.

THE EXCLUSIVE PRICES ARE THE LOWEST AVAILABLE PRICES AND CANNOT BE COMBINED WITH ANY OTHER PRICING INCENTIVES.

David Felty | Community Sales Manager | David.Felty@RislandHomes.com | 214.214.8888

RislandHomes.com

EQUAL HOUSING OPPORTUNITY

RISLAND HOMES | SPIRITAS RANCH



SAVINGS ARE IN SEASON

FIND MORE REASONS TO MAKE YOUR MOVE.

Build Your New Home

$20,000 Flex Cash & $10,000 Upgrade Allowance

with Preferred Lender.

Incentives, upgrade allowance, and discounts offers apply only to new build contracts written and accepted between now and December 31, 2026, and are subject to change or withdrawal at any time without notice. The $10,000 upgrade allowance and $20,000 Flex Cash offer applies only when using the builder's preferred lender. Restrictions may apply. Not valid on previously written contracts or inventory homes. Risland Homes reserves the right to change and/or discontinue offers at anytime. Please see a sales representative for complete details. (11/1/2026)

David Felty – Community Sales Manager

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