



**Available Now!**  
**\$309,990**  
From \$2,459.04\*/month

**2407 Nilgai Trail**  
Palo Alto Groves  
Homesite 310

Est. Completion Date: Available now!



<b>2,157</b> TOTAL SQUARE FEET	<b>1,740</b> LIVING SQUARE FEET	<b>3</b> BEDROOMS	<b>2</b> BATHS	<b>2</b> CAR GARAGE	<b>1.0</b> STORIES
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Call or Text 956-275-8069 or visit our Sales Office for more info!

Welcome to your new home! The Encino offers a modern and stylish layout built for comfort. The heart of the home is the open-concept living area, seamlessly combining the family room, dining area, and kitchen. The kitchen features Maple Wood painted cabinets, Quartz countertops, and beautiful GE 3-Piece Stainless-Steel gas appliances. This charming residence offers three spacious bedrooms and two full bathrooms, providing ample room for relaxation and privacy. In addition to these wonderful features, the home includes a dedicated study room, utility room, and an upgraded extended covered patio.

- Upgraded Extended Covered Patio
- Study Room
- Quartz Countertops
- GE 3-Piece Stainless Steel Appliances- Gas

\*Photos do not represent final production of home.

The information provided in this document regarding available quick move-in homes at Esperanza Homes is intended for informational purposes only. While we strive to present accurate and up-to-date information, all details—including but not limited to pricing, availability, home features, and community amenities—are not guaranteed and are subject to change without prior notice. Dimensions and floor plans are approximate and may differ from the actual homes. Incentives and promotional offers are valid only when financing through Stonewood Home Lending and are subject to specific terms and conditions and may be limited to select homes and communities. For comprehensive terms, conditions, and further information regarding our homes and offerings, please consult with an Esperanza Homes sales consultant or visit [esperanzahomes.com](http://esperanzahomes.com).



# Encino

