



**Available Now!**  
**\$263,839**  
 From \$2,401.71\*/month

**10112 N 13th St**  
 Villas On Freddy  
 Homesite 74

**Est. Completion Date: Available Now!**



<b>2,211</b> LIVING SQUARE FEET	<b>3</b> BEDROOMS	<b>2.5</b> BATHS	<b>2</b> CAR GARAGE	<b>2.0</b> STORIES
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Call or Text 956-275-8069 or visit our Sales Office Monday - Saturday: 9:30am to 6:30pm  
 Sunday: 12pm to 6pm for more info!

Designed with modern living in mind, this two-story villa is a stunning home anyone would love returning to each and every day. Depending on your own personal style, you can choose from a Contemporary or Transitional elevation to set the tone for your new home. The first floor houses an expansive kitchen, dining and living room with oversized windows and direct access to the covered patio. A walk-in pantry, an island and quality appliances will make preparing meals a pleasure in the kitchen. There is a main-floor powder room, utility room and a large master suite with an oversized walk-in closet and a master bath with a double vanity. A game room is set at the top of the stairs and leads to the two guest bedrooms with walk-in closets. The long list of features includes a second-floor full bath and storage room, a two-car garage and the option to add a study for those who work from home.

2,211 Living Sq. Ft

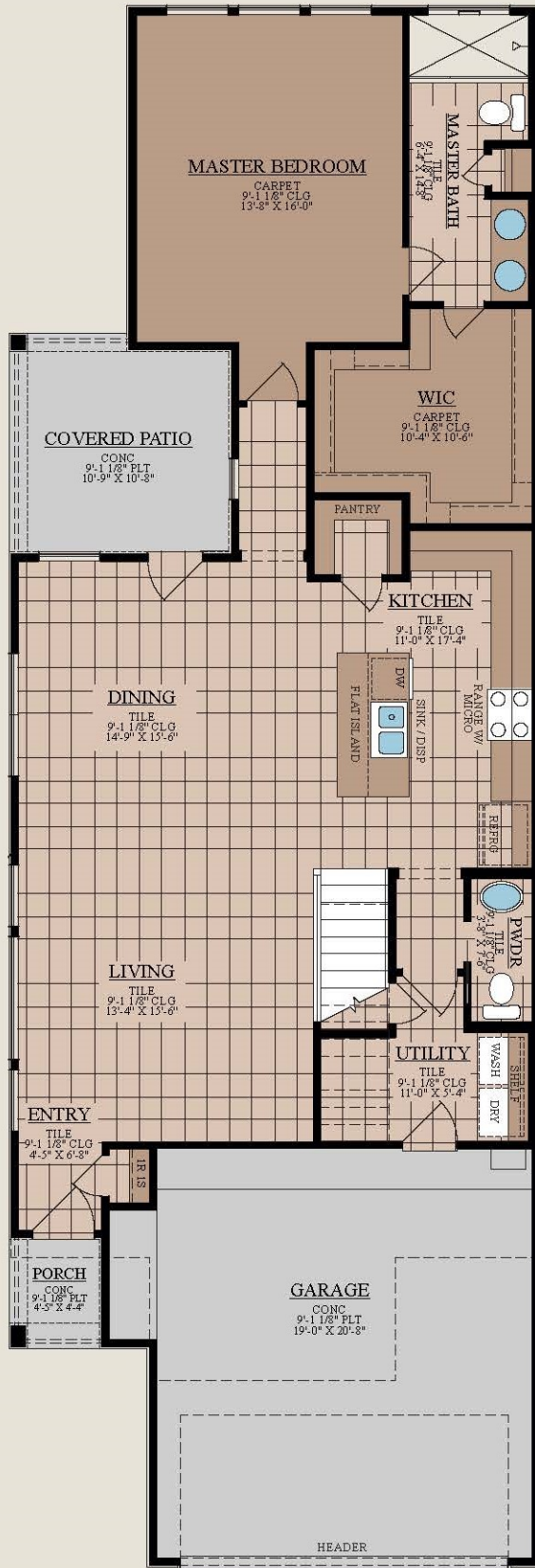
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# GRAPA





FIRST FLOOR



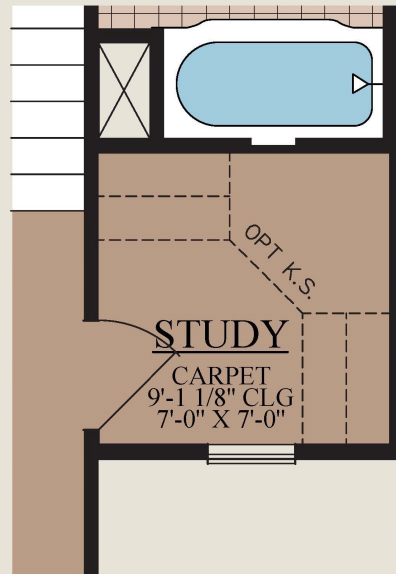
# OPTIONS

## SECOND FLOOR





## OPTIONS



OPTIONAL STUDY

**3 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE | 2 STORIES |  
TOTAL 2,753 SQ FT | LIVING 2,211 SQ FT**

Two Story Town Home opens up to large family room complete w/full dining and spacious kitchen. Master suite has a huge walk-in closet w/ double vanity sink. Bedrooms 2 & 3 are located upstairs with loft/game room.

**200 S 10TH STREET, SUITE 1700, MCALLEN TEXAS 78501  
(956) 380-6500**



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