

### 211 Griffith Drive

Starting at  
**\$1,559**  
/mo\*



~~\$267,537~~ **\$234,980**

**Lassen II Floor Plan - Elevation B**  
3 bed | 2.5 bath | 2 story | 1,431 sqft  
Upgraded Kitchen  
Ready December

### 322 Boston Drive

Starting at  
**\$1,976**  
/mo\*



~~\$344,990~~ **\$299,970**

**Statler Floor Plan - Elevation A**  
3 bed | 2 bath | 1 story | 1,537 sqft  
Walking Distance to Playground  
Ready December

### 204 Griffith Drive

Starting at  
**\$1,559**  
/mo\*



~~\$266,185~~ **\$234,980**

**Lassen II Floor Plan - Elevation C**  
3 bed | 2.5 bath | 2 story | 1,431 sqft  
Luxury Vinyl Plank flooring in  
Downstairs Living Areas  
Ready December

### 171 Town Park Ave

Starting at  
**\$2,186**  
/mo\*



~~\$394,209~~ **\$329,960**

**Melrose Floor Plan - Elevation B**  
3 bed | 2 bath | 1 story | 1,277 sqft  
Model Home For Sale  
Ready NOW!

### 209 Griffith Drive

Starting at  
**\$1,559**  
/mo\*



~~\$267,394~~ **\$234,980**

**Lassen II Floor Plan - Elevation B**  
3 bed | 2.5 bath | 2 story | 1,431 sqft  
Large Family Room  
Ready December



214-308-5147

172 Balboa Lane, Princeton, TX 75407

[pacesetterhomestexas.com](http://pacesetterhomestexas.com)

Prices, products, and specifications subject to change without prior notice. 01.02.26

\*Rate based on a 2-1 buydown. Scenario as of 11/13/2025. Loan Program: FHA. Sales price \$264,990 Down Payment: \$9,275. Loan Amount: \$260,190. Discount Points 0. Year 1- Rate: 2.75% APR: 5.791% Monthly Payment (P&I): \$1,062.20. Year 2 - Rate: 3.75% APR: 5.791%, Monthly Payment (P&I): \$1,204.98, Year 3-30: Rate: 4.75% APR: 5.794%, Monthly Payment (P&I): \$1,357.27. Payments listed include principle & interest, estimated property taxes, estimated insurance, PMI, and HOA dues. All Financing and rate incentives are only valid for customers using Pacesetter Homes' preferred mortgage lender, Service First Mortgage NMLS #621637. Homes must close by 12/31/2025. Offer excludes Bond/Down Payment Assistance loans. Offer subject to credit approval, not all borrowers will qualify. Lender will pay the title insurance. This offer is subject to change or to be discontinued at any time without prior notice. Please contact Pacesetter Homes for further details. Apply for this promotion or any other loan programs directly with Stephanie Johnston with Service First Mortgage at johnstonteam.com

### 207 Griffith Drive



~~\$277,978~~ **\$244,990**

**Almanor Floor Plan - Elevation A**  
3 bed | 2.5 bath | 2 story | 1,521 sqft  
Dual Sink Vanity in Master Bath, Loft  
Ready February

### 206 Griffith Drive



~~\$266,132~~ **\$234,980**

**Lassen II Floor Plan - Elevation C**  
3 bed | 2.5 bath | 2 story | 1,431 sqft  
Quartz Countertops, Herringbone Tile  
Backsplash & Shaker-Style Cabinets  
Ready December



**214-308-5147**

**172 Balboa Lane, Princeton, TX 75407**

\*Rate based on a 2-1 buydown. Scenario as of 12/17/2025. Loan Program: FHA. Sales price \$264,990 Down Payment: \$9,275. Loan Amount: \$260,190. Discount Points 0. Year 1- Rate: 2.75% APR: 5.791% Monthly Payment (P&I): \$1,062.20. Year 2- Rate: 3.75% APR: 5.791%, Monthly Payment (P&I): \$1,204.98, Year 3-30: Rate: 4.75% APR: 5.794%, Monthly Payment (P&I): \$1,357.27. Payments listed include principle & interest, estimated property taxes, estimated insurance, PMI, and HOA dues. All Financing and rate incentives are only valid for customers using Pacesetter Homes' preferred mortgage lender, Service First Mortgage NMLS #621637. Homes must close by 1/31/2026. Offer excludes Bond/Down Payment Assistance loans. Offer subject to credit approval, not all borrowers will qualify. Lender will pay the title insurance. This offer is subject to change or to be discontinued at any time without prior notice. Please contact Pacesetter Homes for further details. Apply for this promotion or any other loan programs directly with Stephanie Johnston with Service First Mortgage at johnstonteam.com

Starting at  
**\$1,619**  
/mo\*

Starting at  
**\$1,619**  
/mo\*

Starting at  
**\$1,649**  
/mo\*

### 205 Griffith Drive



~~\$274,648~~ **\$244,980**

**Almanor Floor Plan - Elevation A**  
3 bed | 2.5 bath | 2 story | 1,521 sqft  
Dual Sink Vanity in Master Bath, Loft  
Ready February



~~\$283,467~~ **\$249,980**

**Shasta II Floor Plan - Elevation C**  
4 bed | 2.5 bath | 2 story | 1,651 sqft  
Covered Patio  
Ready February

### 190 Balboa Lane



~~\$275,080~~ **\$264,990**

**Newberry Floor Plan - Elevation A**  
3 bed | 2.5 bath | 2 story | 1,667 sqft  
Spacious Kitchen, Loft  
Ready April



~~\$276,210~~ **\$259,990**

**Trinity Floor Plan - Elevation A**  
3 bed | 2.5 bath | 2 story | 1,637 sqft  
Downstairs Master Suite, Gameroom  
Ready April

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