



MOCKINGBIRD HILLS SIGNATURE SERIES JOSHUA, TX 76058

MOVE-IN READY



NEW PRICING!

35 Harrier Street
\$499,888 ~~\$536,264~~ 3,202 SQFT
5 Bedrooms + Media Room 3.5 Baths
2 Story 2-Car Garage

MOVE-IN READY



FIXED INTEREST RATE 4.99%
(5.561% APR)*

39 Magpie Street
\$459,999 ~~\$465,323~~ 2,533 SQFT
3 Bedrooms + Study 2 Baths
1 Story 2-Car Garage

MOVE-IN READY



NEW PRICING!

34 Harrier Street
\$424,888 ~~\$446,986~~ 2,370 SQFT
4 Bedrooms + Study 2 Baths
1 Story 2-Car Garage

MOVE-IN READY



NEW PRICING!

50 Harrier Street
\$424,888 ~~\$449,933~~ 2,370 SQFT
4 Bedrooms + Study 2 Baths
1 Story 2-Car Garage

MOVE-IN READY



NEW PRICING!

709 Seahawk Street
\$429,888 ~~\$484,796~~ 2,480 SQFT
4 Bedrooms + Study 3 Baths
1 Story 2-Car Garage

MOVE-IN READY



NEW PRICING!

42 Harrier Street
\$434,888 ~~\$472,202~~ 2,622 SQFT
4 Bedrooms + Study 2.5 Baths
1 Story 2-Car Garage

Shane Chaka, Sales Counselor
817.914.4379 • schaka@landseahomes.com

FHA - 4.99% (5.561% APR) based on 3.5% down payment
VA - 4.99% (5.216% APR) based on 0% down payment
CONV - 4.99 (5.446% APR) based on 5% down payment

Offer valid for new contracts on select inventory homes that close on or before 8/31/25. 4.99% fixed rate cannot be combined with other offers. FHA Loan APR 5.561% based on available rates as of 7/3/25 with FICO score of 680, Sales Price of \$450,000 and 3.5% down payment on a FHA 30 yr fixed term. VA Loan APR 5.216% based on available rates as of 7/3/25 with FICO score of 680, Sales Price of \$450,000 and 0% down payment on a VA 30 yr fixed term. Conventional Loan APR 5.446% based on available rates as of 7/3/25 with FICO score of 740, Sales Price of \$450,000 and 5% down payment on 30 yr fixed term. All Financing and Rate only valid for customers using Landsea Mortgage Powered by S3 Home Loans NMLS # 2395795. Offer excludes Bond/Down Payment Assistance loans. Offer subject to credit approval, not all borrowers will qualify. Additional Closing Cost amounts, if any, are dependent on the structure of the loan buyer chooses and the responsibility of the buyer. Seller credit cannot exceed actual closing costs and any unused amounts that cannot be applied will be forfeited. This offer is subject to change or to be discontinued at any time without prior notice. Please contact your Landsea Homes Sales Counselor for further details.

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MOCKINGBIRD HILLS SIGNATURE SERIES JOSHUA, TX 76058

MOVE-IN READY



FIXED INTEREST RATE 4.99% (5.561% APR)*

35 Magpie Street
\$457,999 ~~\$481,353~~ 2,480 SQFT
4 Bedrooms + Study 3 Baths
1 Story 2-Car Garage

MOVE-IN READY



FIXED INTEREST RATE 4.99% (5.561% APR)*

713 Seahawk Street
\$468,999 ~~\$476,731~~ 2,622 SQFT
4 Bedrooms + Study 2.5 Baths
1 Story 2-Car Garage

MOVE-IN READY



NEW PRICING!

54 Harrier Street
\$479,888 ~~\$525,746~~ 3,136 SQFT
4 Bedrooms + Game Room + Study
3.5 Baths 2 Story 2-Car Garage

WINTER MOVE-IN



47 Magpie Street
\$454,272 2,267 SQFT
4 Bedrooms + Study 2 Baths
1 Story 2-Car Garage

FALL MOVE-IN



43 Magpie Street
\$484,214 2,622 SQFT
4 Bedrooms + Study 2.5 Baths
1 Story 2-Car Garage

FALL MOVE-IN



51 Magpie Street
\$484,849 2,479 SQFT
4 Bedrooms + Study 3 Baths
1 Story 2-Car Garage

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