



# ROYAL TEXAN HOMES LLC

## THE SIGNATURE COLLECTION

*By Royal Texan Homes*

11850 Grand North Rd.  
Willis, TX 77378

AVAILABLE OCTOBER 2026

At over 4,000 square feet, this Signature home is a study in Mid-Century design, where clean geometry, natural materials, and intentional light come together to create a home that feels both grounded and forward-looking. Designed for modern living, every decision—from the architectural form to the smallest material transition—supports clarity, function, and longevity.

### A LOOK INSIDE:

- Inspired by the Cornwall floorplan, reinterpreted through a Mid-Century lens
- Strong horizontal massing and vertical siding accents
- Expansive fixed and operable windows positioned to frame views and maximize natural light
- Open-concept kitchen, dining, and living spaces anchored by a linear fireplace
- Private primary suite with vaulted ceiling and direct connection to bath and closet
- Flexible study and flex room positioned for adaptability over time
- Seamless indoor-outdoor connection through rear patio and outdoor kitchen
- Functional mud room with built-in storage, desk, and transition to garage

### 2025 GHBA CUSTOM BUILDER OF THE YEAR



# FLOORPLAN



4,052 SQFT | 3 BED | 4 BATHS | 3 CAR GARAGE | 2 ACRE LOT

## ARCHITECTURAL EXPERIENCE

- A single-story layout organized along a clear central axis, separating public and private zones
- Primary living spaces oriented toward the rear of the home for privacy and connection to outdoor living
- Ceiling height transitions—from 10' to 12' and vaulted conditions—used to define gathering spaces
- Large-format windows and glass openings creating continuous visual flow across interior and exterior spaces
- Circulation designed as a series of intentional transitions, supported by cased openings and minimal trim detailing

## MATERIAL & DESIGN DIRECTION

- A curated exterior palette of painted brick, natural stone, and vertical composite siding.
- Clean-lined cabinetry in white oak with Scandia profiles, paired with floating vanities and integrated lighting
- Quartzite and quartz surfaces used to establish continuity across kitchen, baths, and utility spaces
- Full-height tile applications in bathrooms, reinforcing verticality and simplifying material transitions
- Mid-Century influence expressed through geometric tile selections, including checkered mud room flooring and hex tile backsplash