



# ROYAL TEXAN HOMES LLC



## THE SIGNATURE COLLECTION

*By Royal Texan Homes*

10414 Wagon Pass Trail  
Willis, TX 77378

AVAILABLE NOVEMBER 2026

At over 2,400 square feet, this home reflects a timeless architectural language—rooted in traditional forms yet refined through clean detailing, thoughtful proportions, and a focus on livability. Designed as a single-story residence, the home balances openness and privacy while maintaining a strong connection between interior spaces and the surrounding site.

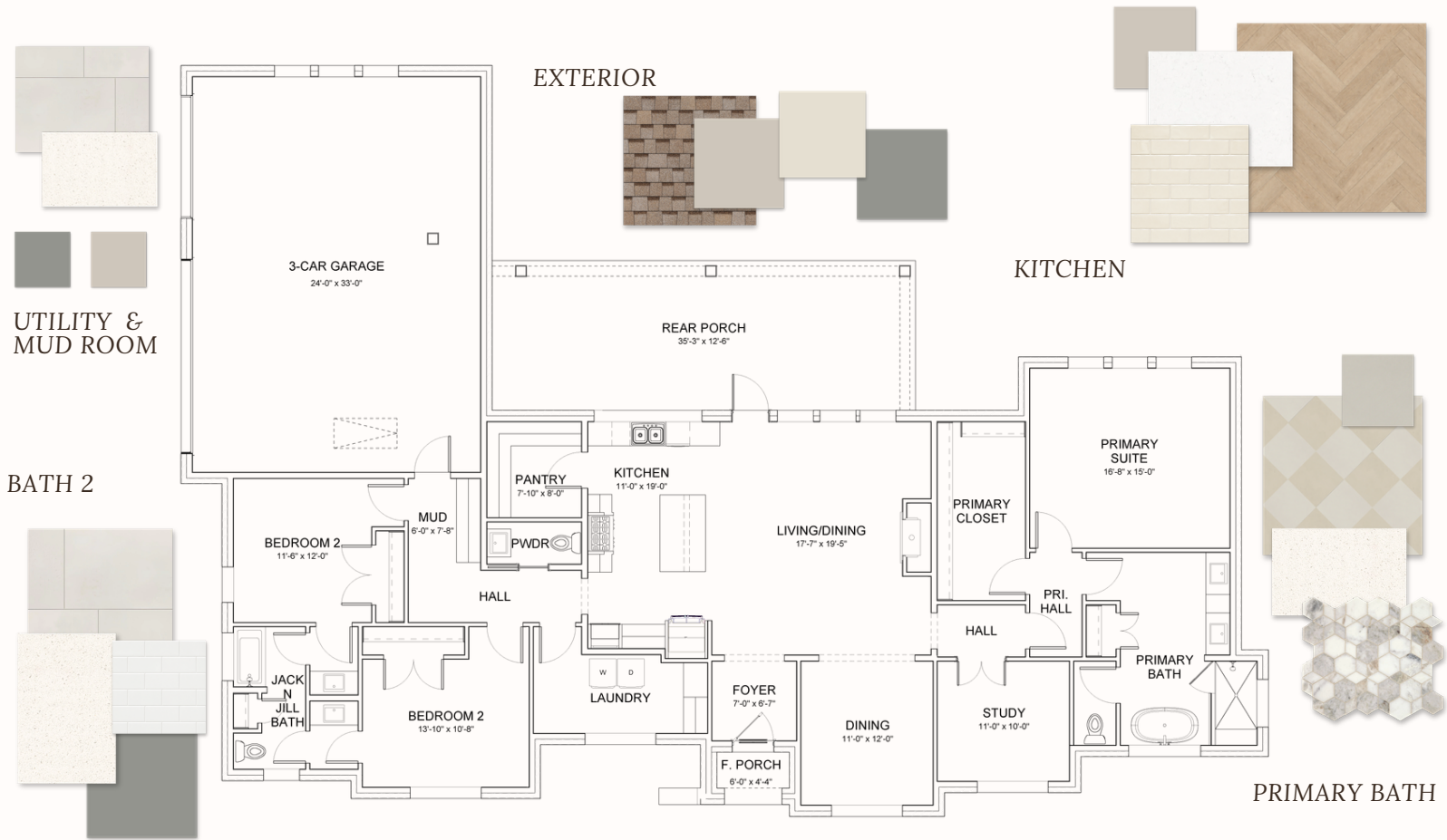
### A LOOK INSIDE:

- Inspired by our Inverness floorplan, designed as a single-story layout with clear spatial organization
- Three-bedroom configuration with dedicated study and formal dining room
- Open-concept kitchen and living area anchored by a direct vent fireplace
- Rear covered porch designed for extended outdoor living and entertaining
- Private primary suite with direct connection to bath and walk-in closet
- Functional mud room and utility space with built-in storage and cabinetry
- Three-car garage with direct access to service areas of the home
- Kitchen designed with full-height cabinetry and integrated appliance layout

### 2025 GHBA CUSTOM BUILDER OF THE YEAR



# FLOORPLAN



2,498 SQFT | 3 BED | 2.5 BATHS | 3 CAR GARAGE | 1.10 ACRE LOT

## ARCHITECTURAL EXPERIENCE

- A plan organized along a central living spine, separating public and private zones
- Primary living areas positioned toward the rear of the home, creating privacy and connection to the outdoor porch
- Ceiling height transitions, from 10' to 12', used to define key gathering spaces
- Repetition of cased openings and aligned thresholds to maintain visual continuity across spaces
- Circulation designed for clarity, allowing movement through the home without unnecessary overlap

## MATERIAL & DESIGN DIRECTION

- Painted brick exterior paired with exposed brick headers, adding depth through subtle contrast
- White oak flooring carried throughout main living areas, including a herringbone pattern at the foyer
- Layered cabinetry palette combining painted finishes and stained wood tones to create visual warmth
- Quartz and granite surfaces used throughout, maintaining consistency across kitchen and bath spaces
- Full-height tile applications in showers, including integrated niches and zero-entry primary shower design