



Priced From	Stories	SQ FT
Mid \$300s	1	1,383 - 2,595

## About Willowbrook

Discover Willowbrook, a charming new community in Shelby, NC, featuring all-ranch homes ranging from 1,548 to 2,300 square feet with durable fiber cement siding for lasting style. Planned amenities including pickleball courts, covered pavilion, firepit, a pocket park, sidewalks, and street lamps create a warm, walkable setting that encourages connection and an active lifestyle. Ideally located just seven minutes from Downtown Shelby, residents enjoy easy access to local shops, dining, and everyday conveniences, while being only 30 minutes from Kings Mountain State Park for outdoor adventure. With Downtown Charlotte less than an hour away and the mountains of Asheville just an hour-and-a-half drive, Willowbrook offers effortless access to the best of the Carolinas.

### New Home Advisor

Carol LaShombe  
(803) 493-5895  
[clashombe@mungo.com](mailto:clashombe@mungo.com)

### Address

106 Lasso Lane  
Shelby, NC 28150

Call: (704) 810-1514

# Willowbrook

NEW HOMES FOR SALE

May 4, 2026, 9:21 PM ET



223 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Bleckley

1 Stories 1,518 Sqft 3 Beds 2 Baths  
2-Car Garage Homesite 12



207 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Ford

1 Stories 1,902 Sqft 4 Beds 3 Baths  
2-Car Garage Homesite 4



219 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Decatur

1 Stories 1,959 Sqft 4 Beds 2 Baths  
2-Car Garage Homesite 10



205 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Brunswick

1 Stories 1,548 Sqft 3 Beds 2 Baths  
2-Car Garage Homesite 3



221 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Lanier

1 Stories 1,989 Sqft 3 Beds 2 Baths  
2-Car Garage Homesite 11



202 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Howard

1 Stories 1,959 Sqft 4 Beds 2 Baths  
2-Car Garage Homesite 27



204 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Gwinnett II

1 Stories 2,213 Sqft 4 Beds 2 Baths  
2-Car Garage Homesite 26



206 Rodeo Drive  
Shelby, NC 28150

Floor Plan  
Durham II

1 Stories 2,197 Sqft 4 Beds 3 Baths  
2-Car Garage Homesite 25

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# Willowbrook

AVAILABLE PLANS

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Name	Beds	Baths	Sqft
Ford	2-5	2-3.5	1,383-1,902
Howard	3-5	2-3	1,433-1,959
Lawrence	3-4	2-3.5	1,500-1,978
Bleckley	3	2	1,518-1,531
Brunswick	3	2	1,548
Decatur	3	2	1,643-1,700
Durham II	3-5	2-3	1,761-2,380
Gwinnett II	3-6	2-3	1,889-2,515
Lanier	2-4	2-3	1,989-2,595

## Architectural

- 9' Ceilings 1st Floor (per plan)
- 8' Ceilings 2nd Floor (per plan)
- 3 1/4 Inch Baseboards
- 2 1/4 Inch Door Casing
- Brushed Nickel Door Hardware
- Smooth Ceiling & Wall Finish
- 2-Panel Doors
- Drywall Wrapped Windows

## Association Fee Includes

- Community Amenities (see agent for list)
- Community Sidewalks
- Entrance & Common Area Maintenance
- Professional Management Company
- Street Lighting

## Energy Efficiency/Environment

- R-30 Attic Insulation
- Carbon Monoxide Detectors
- Decorative Fiberglass Front Door
- Low-E Insulated Single-hung Vinyl Windows w/ Tilt Out Feature
- Gas Heat (2nd Floor Electric Heat Pump if Separate System)
- Separate HVAC System or Zone for Each Floor (per plan)
- 15-SEER Energy-efficient HVAC System
- LED Lighting Throughout Home
- Low VOC Carpet
- Low VOC Paint
- MERV 8 HVAC Filters
- Programmable Thermostat
- Air Barrier & Sealing
- Smoke Alarms in Each Bedroom
- Tankless Gas Water Heater for Endless Hot Water
- Water-saving Faucets & Shower Heads

## Exterior

- Weather Proof Electrical Receptacle at Front & Rear Entrances
- Low-maintenance Aluminum Fascia & Vinyl Soffit
- Flood Light In Rear
- Garage Door Opener w/ Remotes & Key Pad
- Beaded Garage Door w/ Glass & Decorative Hardware
- Garage Drywalled
- 2 Exterior Hose Bibs
- Landscaped Yard (80% Sod and 20% Pinestraw up to 10' Behind House)
- Outdoor Living Space (per plan)
- Fiberglass Architectural Shingles
- Fiber Cement Siding

## Flooring

- Luxury Vinyl Plank in 1st Floor Common Areas
- Luxury Vinyl Plank in all Bathrooms
- Carpet Unless Noted Otherwise
- Luxury Vinyl Plank in Foyer
- Luxury Vinyl Plank in Family Room
- Luxury Vinyl Plank in Kitchen
- Luxury Vinyl Plank in Laundry Room
- Luxury Vinyl Plank in Primary Bath
- Luxury Vinyl Plank in Powder Room
- Luxury Vinyl Plank in Secondary Bathrooms

## Interior

- Pull-down Stairs to Attic (per plan)
- Structured Wiring Package
- Wire Shelving in All Bedroom Closets
- Smart Home Automation Package
- Ceiling Fan Pre-wire in Family Room
- Overhead Lights in Common Areas
- Ceiling Fan Pre-wire in Primary Bedroom

## Kitchen

- GE® Energy Star Stainless Steel Dishwasher
- Garbage Disposal
- GE® Stainless Steel Microwave
- Recessed Icemaker Water Line Connection
- Cabinet Hardware
- Flat Panel Birch Cabinets with Soft-Close Doors
- Solid Surface Countertops w/ Undermount Sink
- Delta® Stainless Steel Pull-out Faucet
- Stainless Steel Undermount Sink
- GE® Stainless Steel Smooth Top Electric Range

## Primary Bath

- Cabinet Hardware
- Flat Panel Birch Cabinets with Soft-Close Doors
- Solid Surface Countertops w/ Undermount Sink
- Delta® Stainless Finish Plumbing Fixtures
- Double Bowls (per plan)
- Comfort-height Elongated Toilet
- 5' Fiberglass Shower

## Peace of Mind

- Meetings at Pre-Construction, Pre-Drywall, Final Orientation & Homecoming
- Advanced Framing Techniques
- Deadbolt Locks
- Homeowner's Manual Provided
- 30-Day & 11-Month Warranty Appointments, if necessary
- QBW 2/10 Warranty backed by Liberty Mutual
- Sentricon® System with Always Active™ Technology

## Secondary Baths

- Cabinet Hardware
- Flat Panel Birch Cabinets with Soft-Close Doors
- Solid Surface Countertops w/ Undermount Sink
- Delta® Stainless Finish Plumbing Fixtures
- Pedestal Sink in Powder Room (per plan)
- Comfort-height Elongated Toilets
- Low-maintenance 30" Fiberglass Soaking Tub & Shower Combo

Some amenities may require an additional HOA fee. See sales agent for details.

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**ALL LOANS ARE SUBJECT TO CREDIT APPROVAL.**

Contact your Mungo Homes sales manager for a list of eligible homes. Contracts written before 5/31/26. Loan must close before 7/31/26. All terms and conditions subject to credit approval, market conditions and availability. Silverton Mortgage has locked in a fixed interest rate for a pool of funds. Rates only available until pool of funds is depleted or rate expires.

**\*Example of 96.5% LTV FHA Loan Program** with \$350,000.00 sales price. \$343,660.00 loan amount - 30-year fixed rate loan with zero points based on 360 monthly payments at \$1,842.74 each (P&I only). Monthly payments do not include required mortgage insurance, taxes, insurance premiums or other applicable escrows. Actual payment amount will be higher. Down payment of \$12,250 required. Example assumes 780 credit score and includes \$1,595 origination fee, **5.798% APR**, and 4.99% interest rate. Rate, fees, other charges and terms subject to change.

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