



Cypress Creek Lakes

From the \$340's

26318 Sunny Springs Ln
Cypress, TX 77433

Phone: (281)373-0089

Fax: (281)256-2493

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



La Tanya D.
Walker



David Gorman

Driving Directions

From US 290 West:

Left on Cypress-Rosehill/Fry Rd.,
Travel 1 mile,
Left on Sunny Springs Ln.

Tax Information

Estimated Tax Rate: \$3.16 per \$100 of
appraised valuation

Home Owners Association

Cypress Creek Lakes Property Owners
Association

Estimated HOA Dues: \$879 per year

Schools

Cypress-Fairbanks ISD

- Warner Elementary School -
Exemplary (Elementary School)
- Smith Middle School (Middle School)
- Cypress Ranch High School (High
School)



Community Details

At Cypress Creek Lakes, you have the best of both worlds: easy access to great restaurants, shopping and entertainment venues, plus a peaceful neighborhood that offers you and your family everything you need. Conveniently located just off US 290 and Fry Rd., Cypress Creek Lakes puts you near many of the major travel corridors of Houston, including US 290, FM 1960, Beltway 8, I-10, and Highway 249 and only about 25 minutes from Downtown. Cypress Creek Lakes is the perfect spot for your new Coventry Home!

Amenities

- 1500-acre master-planned community in Northwest Houston at US 290 and Fry Rd.
- Easy access to US 290, FM 1960, Beltway 8, I-10 and Hwy. 249; just 25 minutes from downtown
- Close proximity to restaurants, grocery stores, and shopping, including Willowbrook Mall
- Nearby BlackHorse Golf Club, which was named in the Top Ten of "America's Best Courses for \$100 or Less" by Travel & Leisure Golf in 2002
- All homes built with a hybrid fiber optic communications network offering telephone service, digital cable, broadband internet and monitored alarm services
- Two community recreation centers, which include a pool, splash pad, bath house, picnic pavilion and two playgrounds
- Multiple lakes with lighted fountains, plus hike and bike trails within the community
- Cy-Fair ISD

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
11410 Stonecreek Bend 6859 C / Design 6859	3515	1.0	4	D	3/2	3.0	\$400,024	Ready Now!
11323 Carson Field Ln 7297 C / Design 7297	4608	2.0	5	D	4/1	3.0	\$430,990	Ready Now!

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6482 / Design 6482	3255	2.0	4	D	3/0	3.0	\$345,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$345,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$352,990
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$355,990
6832 / Design 6832	3492	2.0	5	D	4/0	3.0	\$356,990
6444 / Design 6444	3322	2.0	4	D	2/1	3.0	\$357,990
8314 / Design 8314	3366	2.0	4	D	3/0	2.0	\$366,990
8273 / Design 8273	3338	1.0	4	D	3/1	3.0	\$367,990



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8307 / Design 8307	4241	1.0	4	D	3/1	3.0	\$371,990
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$373,990
8316 / Design 8316	4021	1.0	4	D	3/1	3.0	\$377,990
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$378,990
7301 / Design 7301	4338	2.0	5	D	4/1	3.0	\$384,990
8251 / Design 8251	4269	2.0	4	D	3/2	3.0	\$388,990
8269 / Design 8269	3708	1.0	4	D	3/1	3.0	\$390,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$395,990
8310 / Design 8310	4863	2.0	5	D	4/1	3.0	\$407,990
8262 / Design 8262	4392	2.0	4	D	3/1	3.0	\$415,990
7296 / Design 7296	5501	2.0	6	D	5/0	3.0	\$436,990
8264 / Design 8264	4831	2.0	5	D	4/0	3.0	\$445,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- Recessed can lighting (per plan)
- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- Island work centers on many plans
- GE® stainless steel appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Vent hood with multiple speeds vented outside the home

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality 1/2 inch pad
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- Picture framed moulding in formal dining room lends an air of elegance

- Attractive direct vent fireplace with decorative mantel and gas logs
- Attractive, remote controlled direct vent fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile
- Choice of designer accent paint in kitchen and breakfast area (per plan)
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color
- Convenient indoor laundry area with cabinets
- Elegant stairways with oversized stained handrail, painted balusters and waterfall treads (per plan)
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Venetian bronze light fixtures
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Eight foot interior doors on first floor (per plan)
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Nine-foot ceiling heights in many areas add spaciousness (per plan)
- Opera balconies, columns and art niches add elegance to every day living (per plan)

Luxurious Baths

- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- Maple vanity cabinets in the master bath adds beauty to function
- Separate glass-enclosed shower with tile surrounds (some plans)
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Rain glass at master bath window
- Granite vanity tops with undermount bowls in master bath and secondary baths offer a durable, seamless appearance
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble pedestal sink in powder

- room creates a classic look (per plan)
- His & Hers Hi-Lo vanities in master bath (per plan)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile flooring in master water closet
- Ceramic tile in powder room
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Lingerie cabinet and shoe rack in master closet
- A/C vent(s) in master walk-in closet(s)
- Framed mirrors in master and powder bath create a designer touch
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)

Classic Exteriors

- Two trees planted between sidewalk and curb enhancing the curb appeal of the home
- Elegant 8' stained mahogany front door with leaded glass inserts
- American-made clay brick
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone or stucco accented elevations (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Garage door openers with two transmitters
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Lake front homesites available
- Oversized homesites available
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo



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- Choice of exterior trim color(s) from color palette
- Venetian bronze door hardware

Comfort & Energy Saving Features

- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Energy saving gas heating system with electronic ignitor (no pilot)
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Superior quality reversible ceiling fans with light kit in secondary bedrooms and study

- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Home office connection (two phone lines, one data and one coaxial) in data area/study simplifies home networking abilities
- Master bath pre-wired for a glass break detector
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- Prewired for speakers and volume controls in master bedroom, formal dining room, game room and back patio (per plan)
- Prewired for surround sound in media room for easy home theater installation
- Prewired for surround sound in the family room for easy home theater installation
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Home office connection (two phone lines and one coaxial) in study simplifies home networking abilities
- Prewired for phone and TV combination in game room
- Prewired for cable TV in kitchen, family

- room and all bedrooms
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Breaker box in garage
- Fluorescent light in garage
- Two holiday lighting outlets at soffit with separate switch
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Optional bonus spaces available on many plans
- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast.
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.



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