



Edgewater

70' Homesites

From the \$280's

537 West Fork

Webster, TX 77598

Phone: (281)557-7905

Fax: (281)557-7923

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Chris Frederiking

Driving Directions

From I-45 South:

Exit Hwy 1/Nasa(exit 24)

Exit Water Street/Sarah Deel Dr.,

Right on Water Street,

Left on Riverstone Drive,

Left on West Fork

Tax Information

Estimated Tax Rate: \$3.48 per \$100 of appraised valuation

Home Owners Association

Association Management, Inc.

Estimated HOA Dues: \$975 per year

Schools

Clear Creek ISD

- McWhirter (Elementary School)
- Clear Creek (Intermediate School)
- Clear Creek (High School)



Community Details

Edgewater is a community that will offer a one-of-a-kind lifestyle of carefree waterside living with proposed resort-style amenities including formal gardens with a terraced reflecting pool, sparkling fountains, private canals, and a town center with retail. Residents will enjoy a marina with a custom designed club house, lakes, and lush landscaping. Live your dreams in this waterfront retreat that is Edgewater in your new Coventry Home!

Amenities

- A 538-acre master-planned community, inspired by the Mediterranean Coast, located along NASA Pkwy and I-45.
- Easy access to the new NASA Pkwy Bypass, NASA's Johnson Space Center, I-45, Downtown Houston and the Medical Center.
- Close proximity to Restaurant Row on the Kemah Waterfront, Big League Dreams Sports Park, and beaches, plus public and private golf courses nearby.
- Just a short distance to Clear Lake & Galveston Island.
- Proposed resort-style amenities include formal gardens with a terraced reflecting pool and sparkling fountains, private canals, and a town center with retail.
- For those who enjoy the natural environment, this community will feature a 35-acre nature preserve, which will include boardwalks through undisturbed wetlands. Perfect for bird watching or a chance to explore the natural environment of the Clear Creek Preserve.
- Future Development plans include a Marina with a waterside clubhouse will grant access to Clear Creek, to Clear Lake, to Galveston Bay and the Gulf of Mexico. It will also be able to accommodate up to 50 foot power boats.
- Perfect for those who enjoy the lifestyle of carefree waterside living. Built on the last available land with water access for large Boats.
- Clear Creek ISD

Community Plans

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

70' Homesites

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6446 / Design 6446	2677	1.0	4	D	3/0	3.0	\$283,990
6457 / Design 6457	2973	1.0	4	D	2/1	3.0	\$289,990
6501 / Design 6501	3275	2.0	4	D	3/1	2.0	\$304,990
6482 / Design 6482	3255	2.0	4	D	3/0	2.5	\$309,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$311,990
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$317,990
7255 / Design 7255	3775	2.0	4	D	3/1	3.0	\$333,990
6856 / Design 6856	3853	2.0	4	D	3/1	3.0	\$339,990
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$341,990
7294 / Design 7294	4005	2.0	4	D	3/1	3.0	\$354,990



Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Coventry Homes, All Rights Reserved. 5/21/2012

7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$361,990
7295 / Design 7295	4970	2.0	5	D	4/1	3.0	\$376,990
7296 / Design 7296	5501	2.0	6	D	5/0	3.0	\$400,990

70' Water Street Series [Rear Load Garages]

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6454 / Design 6454	2452	1.0	3	D	2/1	2.0	\$288,990
6452 / Design 6452	2795	1.0	4	D	3/1	2.0	\$293,990
6456 / Design 6456	3273	2.0	4	D	2/1	2.0	\$319,990
6481 / Design 6481	3566	2.0	4	D	3/1	3.0	\$323,990
6478 /	3578	2.0	4	D	3/1	2.0	\$326,990
6453 / Design 6453	3578	2.0	4	D	3/1	2.0	\$340,990



Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Coventry Homes, All Rights Reserved. 5/21/2012

Features - Standard Features

Ideal Kitchens

- Moen® faucet with vegetable sprayer
- Optional brick or stone cooking alcove (some plans)
- 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 quality oak or maple accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- 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
- 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 frame moulding and chair rail in the formal dining room lends an air of elegance
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per

- plan)
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with stained handrail and wrought iron balusters
- 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
- Arched, raised panel interior doors
- 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)

Luxurious Baths

- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- 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 all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Rain glass at master bath window
- Cultured marble vanity tops with integral sinks in secondary baths
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- Cultured marble pedestal sink in powder room creates a classic look (per plan)
- Cultured marble seat (some shower enclosures)
- His & Hers Hi-Lo vanities in master bath with stained cabinetry (per plan)
- Ceramic tile flooring in master and secondary baths
- 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)
- Custom built shoe rack in master closet
- Single medicine cabinet in master bath
- A/C vent(s) in master walk-in closet(s)
- Framed mirror in powder bath for 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)
- Walk-in closets (in designated areas)

Classic Exteriors

- One live oak in front yard
- One tree planted between sidewalk and curb enhancing the curb appeal of the home
- Elegant stained mahogany front door with leaded glass inserts
- American-made clay brick
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Stone accented elevations (per plan)
- Seamless aluminum gutters (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.
- Oversized homesites available
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy
- Venetian bronze door hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system maintains water quality, is more energy



Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Coventry Homes, All Rights Reserved. 5/21/2012

- efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Vinyl framed, double-pane windows with low-e, impact resistant glass for energy efficiency and windborne debris protection
- 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)
- Energy Star rated programmable thermostats
- 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
- Antique finish on ceiling fans
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- 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 energy efficiency program
- 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
- Freezer plug in garage
- All bedrooms blocked and wired for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- 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 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
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Fluorescent light in garage
- Two holiday lighting outlets at soffit with separate switch
- 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 120 mph 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.



Disclaimers, Terms and Conditions of Use.

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MH1 or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Coventry Homes, All Rights Reserved. 5/21/2012