



## Fulshear Creek Crossing

### 100' Homesites

From the \$370's

5503 Lake Hill Farm Way

Fulshear, TX 77441

Phone: (281)346-2701

Fax: (281)346-1685

#### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Ralph Bobo



Phillip Richardson

### Driving Directions

#### From I-10 West:

Exit Pin Oak Rd.

& stay on Feeder Rd.,

Left on 1463 and travel 4.5 miles

Right on 1093 and travel 3 miles,

Left on Lake Hill Farm Way

#### From West Park Tollway:

Head West until it turns

into FM 1093,

Continue on FM 1093 to Fulshear;

Go South/Left on Lake Hill Farm Way

(behind the Police Station/City Hall)

### Tax Information

Estimated Tax Rate: \$3.36 per \$100 of appraised valuation

### Home Owners Association

Fulshear Creek Crossing HOA

Estimated HOA Dues: \$1,200 per year

### Schools

Lamar CISD

- Huggins Elementary School (Elementary School)
- Wertheimer Middle School -



Fulshear  
Creek  
Crossing

### Community Details

These beautiful Coventry Homes available in this section of Fulshear Creek Crossing are situated on half acre homesites. Many of these spacious homesites offer a picturesque view from your own backyard in Fulshear Creek Crossing.

### Amenities

- A 670-acre environmentally friendly master-planned community, full of small-town charm, Fulshear Creek Crossing is located in Fulshear (west of Houston) at the intersection of FM 1093 (Westheimer Road in Houston) and FM 359 (Main Street in Fulshear)
- Easy access to I-10 and FM 1093/Westpark Tollway
- Via the Westpark Tollway, the Grand Parkway is 7 minutes to the east and the Katy Freeway Energy Corridor is 15 minutes to the northeast. Galleria/Uptown Houston area is 25 minutes away and Downtown Houston just 30 minutes away
- The Grand Pkwy. provides access to grocery and retail stores including Home Depot, HEB, Target and Wal-Mart
- Shopping options include Katy Mills Mall, LaCenterra, Old Town Katy, and Villagio, as well as a variety of shops and boutiques in Downtown Fulshear
- Restaurants in Fulshear include Ray's Grill, Dozier's BBQ, Essence House Cafe, Texas Tradition, Deckker's Mesquite Grill, Pepperoni's, Waterside Grill (Weston Lakes Country Club) and Subway
- Homesites are typically 1/2 acre (100' x 220')
- Limited number of waterfront homesites available overlooking Fulshear Creek and Union Chappel Creek
- A scenic lake and vineyards are featured within the community
- Rolling hills and gorgeous views with terrains reminiscent of the Hill Country with trees, creeks and lakes throughout the community
- Amenities include The Lodge, the social center for the community complete with a Jr. Olympic swimming pool, fitness room, greenbelt park areas and walking trails
- Lamar Consolidated ISD

### Community Plans

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

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
7282 / Design 7282	3077	1.0	4	D	3/0	3.0	\$373,990
8294 / Design 8294	3057	1.0	4	D	3/1	3.0	\$375,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$384,990
8298 / Design 8298	3255	1.0	4	D	3/0	3.0	\$387,990
7298 / Design 7298	4046	1.0	4	D	3/1	3.0	\$396,990
8301 / Design 8301	3709	1.0	4	D	3/0	3.0	\$429,990
8308 / Design 8308	4532	1.0	4	D	3/2	3.0	\$430,990
7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$438,990



#### 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. 5/17/2012

Exemplary (Middle School)

- Briscoe Junior High School (Junior High School)
- Foster High School (High School)

7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$439,990
9258 / Design 9258	4411	2.0	4	D	3/1	4.0	\$479,990
8300 / Design 8300	4828	2.0	5	D	4/0	3.0	\$480,990



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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
- Vegetable sink in island workspace (per plan)
- Attractive ceramic tile backsplash set on diagonal 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.
- Decorative pendant light fixtures above the kitchen island add beauty to function (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 or wood flooring
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color in a variety of choices
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with oversized stained handrail, wrought iron balusters and hardwood treads (per plan)
- Solid oak starter step
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Eight foot interior doors on first floor (per plan)
- Tall ceiling heights throughout the home adds volume and spaciousness

## Luxurious Baths

- Custom quality oak or poplar stained vanity cabinets in the master bath
- Ceramic tile mudset showers (per plan)
- 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
- Rain glass at master bath window
- 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)
- His & Hers Hi-Lo vanities in master bath (per plan)
- Luxurious garden tub in master bath for ultimate relaxation
- Ceramic tile flooring in master and secondary baths
- 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)

- Single medicine cabinet in master bath
- A/C vent(s) in master walk-in closet(s)
- Framed mirrors in master and powder bath create a designer touch
- Secondary baths include cultured marble countertops with a simulated granite finish in a variety of colors
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Walk-in closets (in designated areas)

## Classic Exteriors

- One tree in front yard
- Two trees planted between sidewalk and curb enhancing the curb appeal of the home
- Elegant 8' stained mahogany front door with leaded glass inserts
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone 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
- Porte-cochere and motor court garages
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- 1/2 acre wooded 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
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

## Comfort & Energy Saving Features

- FlowGuard Gold® plumbing system maintains water quality, is more energy



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- efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- 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
- 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- 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
- 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 and game room blocked 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
- 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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