



Fulshear Creek Crossing

80' Homesites

From the \$260's

5503 Lake Hill Farm Way
Fulshear, TX 77441

Phone: (281)346-2701

Fax: (281)346-1685

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Logan Fuzetti

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

Coventry Homes in this section of Fulshear Creek offers flexible designs allowing you to customize your home to fit your lifestyle on quarter acre homesites with access to all the amenities this quaint community has to offer.

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. The Galleria/Uptown Houston is 25 minutes away and Downtown Houston is 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, Double Horn Grill, Texas Tradition, Magic Pan, Las Flores, Pepperoni's, Waterside Grill (Weston Lakes Country Club) and Subway
- Homesites are approx. 1/4 acre homesites (80' x 135')
- Limited number of waterfront homesites available overlooking Fulshear Creek and Union Chappel Creek
- A scenic lake will also be featured within the community
- Rolling hills and gorgeous views with terrains reminiscent of the Hill Country with trees, creeks and lakes
- 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

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
30511 Sethora Hill Wy 8315 A / Design 8315	2918	1.5	3	D	2/1	3.0	\$299,998	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
8312 / Design 8312	2610	1.0	4	D	2/0	2.0	\$267,990



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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. 2/4/2012

Exemplary (Middle School)

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

8315 / Design 8315	2735	1.5	4	D	2/0	2.0	\$275,990
6476 / Design 6476	2939	1.0	4	D	3/0	3.0	\$290,990
8294 / Design 8294	3057	1.0	4	D	3/1	3.0	\$311,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$318,990
8314 / Design 8314	3366	2.0	4	D	3/0	2.0	\$318,990
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$345,990



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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 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.
- 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
- Energy Star rated dishwasher maximizes efficiency
- 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 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 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
- 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

- 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
- 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 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)

- 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
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- 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 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
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front and back yards per community specifications
- 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
- Three-tone paint on front elevations
- Venetian bronze door hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system



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- maintains water quality, is more energy 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
- Dual or zoned A/C system (per plan)
- 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 fiberglass 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
- 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
- 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
- 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
- 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
- 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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