



Lakeshore

From the \$260's
Houston, TX 77044
Phone: (281)458-8069
Fax: (281)458-4499

Sales office hours:

Plantation Homes in Lakeshore:
13207 Gentle Water Dr.,
Houston, TX 77044



Mary Burkey



Jadrian Mitchell



Robert Henss

Driving Directions

**MODEL HOME IS CLOSED.
PLEASE VISIT OUR
PLANTATION MODEL HOME IN
LAKESHORE**

FOR MORE INFORMATION

From US-59 North:
Exit Beltway 8 Frontage Rd.,
Travel East on Beltway 8 for 6 miles,
Left on W. Lake Houston Pkwy.,
Travel 4 miles,
Left on Lakeshore Landing Dr.,
Left on Grassy Shores Ln.,
Left on Gentle Water Dr.

From 1960 East:

South on W. Lake Houston Pkwy for 3.2
miles,
Right on Lakeshore Landing,
Left on Grassy Shores Ln.,
Left on Gentle Water Dr.

Tax Information

Community Details

Introducing Lakeshore, a neighborhood that combines a convenient location with the soft-spoken personality of a lakeside setting. Located on the west shore of Lake Houston, this distinctive community will feature first-class amenities that set the tone for relaxed living. Here you'll find an ideal blend of open space and a comfortable lifestyle that is just minutes away from shopping venues, restaurants and schools. Call Lakeshore home in your new Coventry Home!

Amenities

- A 440-acre lakeside community is planned for 1,500 homes conveniently located in northeast Houston just 6 miles East of US59 off Beltway 8 on the west shore of Lake Houston
- Easy access to FM 1960, US 59, Hardy Tollway and Sam Houston Tollway
- Close proximity to area shopping (Deerbrook Mall), restaurants and other entertainment venues off FM 1960
- Residents can quickly travel to major employment, recreation and shopping areas in Downtown Houston, Bush Intercontinental Airport, Deerbrook Mall, Texas Medical Center, LoneStar College Asacocita Branch just outside the community, Lake Houston and the Galleria
- Kroger & HEB grocery stores located at FM 1960 and W. Lake Houston Pkwy.
- Lifetime Fitness Now Open
- Redstone Golf Club an 18-hole private course (home of the Shell Houston Open) just off Wilson Rd. and Beltway 8 and Tour 18, an 18-hole public course off FM 1960 that reproduces 18 legendary golf holes just minutes away
- Mini-parks located throughout the community
- Water inlet off Lake Houston meanders into the community with a walking trail
- A 3,800 square foot Recreation Center with a grand room, fitness center, exercise room, game room, kitchen and children's corner
- Jr. Olympic-sized swimming pool with a children's pool
- Two lighted tennis courts near the recreation center
- Children's playground and covered pavilion with picnic tables
- Lakefront homesites available
- Primrose School of Lake Houston and Kids R Kids Daycare just minutes away on W. Lake Houston Pkwy.
- Humble 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
13815 Boca Grande Ln 6830 B / Design 6830	3620	2.0	4	D	3/1	2.0	\$285,136	Ready Now!
13402 Explorer Dr 6383 B / Design 6383	3316	2.0	4	D	3/1	3.0	\$319,226	Ready Now!
13615 Delwood Springs Ln 7275 G / Design 7275	4184	2.0	4	D	3/1	3.0	\$485,000	Ready Now!

Community Plans

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



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Estimated Tax Rate: \$3.66 per \$100 of appraised valuation

Home Owners Association

Lakeshore Community Association, Inc.
 Estimated HOA Dues: \$675 per year

Schools

Humble ISD

- Lakeshore (Elementary School)
- Wood Creek (Middle School)
- Summer Creek (High School)

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6383 / Design 6383	3162	2.0	5	D	3/1	2.0	\$264,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$267,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$271,990
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$274,990
6856 / Design 6856	3853	2.0	4	D	3/1	3.0	\$283,990
7255 / Design 7255	3775	2.0	4	D	3/1	3.0	\$284,990
7275 / Design 7275	3727	2.0	4	D	3/1	3.0	\$289,990
7013 / Design 7013	3796	2.0	4	D	3/1	2.0	\$294,990
7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$317,990
8262 / Design 8262	4392	2.0	4	D	3/1	3.0	\$338,990
7296 / Design 7296	5501	2.0	6	D	5/0	3.0	\$344,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$355,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout 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 designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- Elegant crown moulding on kitchen cabinetry
- Convenient under-cabinet 110 volt outlets
- Recessed can lighting (per plan)
- 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 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 direct vent fireplace with decorative mantel and gas logs
- 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
- Elegant stairways with oversized stained handrail, painted balusters and waterfall treads (per plan)
- Oversized baseboards throughout first floor
- Venetian bronze light fixtures
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Arched, raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod

Luxurious Baths

- 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 master and secondary baths
- Cultured marble pedestal sink in powder room creates a classic look (per plan)
- Cultured marble seat (some shower enclosures)
- Luxurious garden tub in master bath for ultimate relaxation
- 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)
- A/C vent(s) in master walk-in closet(s)
- Beveled mirrors in master bath create an elegant feeling (per plan)
- Magazine rack in master water closet

Classic Exteriors

- One tree 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
- Brick on four sides (designated areas)
- Optional stone 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, wooded 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

- 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)
- 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



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- 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
- Energy Star rated ceiling fans
- Air tight polysealant around windows and doors
- Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- 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
- 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
- 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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