



Magnolia Creek

The Traditions

From the \$290's

League City, TX 77573

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2212 Maple Cliff Ln.,

Friendswood, TX 77546



Marilyn Funston



Chris Frederking

Driving Directions

MODEL HOME IS CLOSED.

**PLEASE VISIT OUR MODEL HOME
IN WEST RANCH FOR MORE
INFORMATION.**

From I-45 South:

Exit 518 heading west,

left on West Blvd.,

right on Falcon Ridge,

left on Maple Cliff Ln.

Tax Information

Estimated Tax Rate: \$2.65 per \$100 of
appraised valuation

Home Owners Association

Planned Community Management

Estimated HOA Dues: \$660 per year

Schools

Clear Creek ISD

- Exemplary Rated Gilmore
(Elementary School)
- Exemplary Rated Victory Lakes
(Intermediate School)
- Clear Springs (High School)



Community Details

The Traditions, the 70' section, offers beautiful homes with breath-taking views of the golf course and award winning plans from Coventry Homes with the ability to customize your home to fit your needs. With homesites along several short cul-de-sac streets, as well as waterfront living along the beautiful lake reserve The Traditions is the ideal setting for your new Coventry Home.

Amenities

- Convenient League City location just off FM 518 on Bay Area Blvd.
- League City's finest master-planned community, Magnolia Creek will be over 900 acres when completed
- Magnolia Creek Golf Links, a spectacular 27-hole dune-filled Scottish links private course, complete with 22-acre practice facility, clubhouse and restaurant-The Grille
- 3,500 square foot recreation center including: 3 of the 4 pools in the community, water spray park and water slide, a fitness room, TV/media room, yoga/pilates room, kiddie corner, kitchen, picnic area, and a children's playground
- 26-acre park, including a hike and bike trail system
- Close proximity to area shopping(Baybrook and Alameda Malls), restaurants, and entertainment venues
- Easy access to Downtown, the Medical Center, Hobby Airport, plus I-45 and Beltway 8
- Lighthouse children's daycare located in community, plus a nearby YMCA
- Clear Creek ISD schools, including exemplary rated Darwin L. Gilmore Elementary within the community

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$378,990



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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 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
- 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 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
- Satin nickel finish 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

- Custom quality oak or poplar stained vanity cabinets in the master bath
- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® brushed nickel plumbing fixtures in master bath and powder room 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)
- 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)
- Custom built shoe rack in master closet
- A/C vent(s) in master walk-in closet(s)
- Beveled mirrors in master bath create an elegant feeling (per plan)
- 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

- Three trees in front yard
- Elegant stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with full light and dead bolt
- 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
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- 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
- Satin finish exterior hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs



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- 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, 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
- Energy Star rated ceiling fans
- 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
- All bedrooms blocked and wired for ceiling fans
- 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
- 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
- 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 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.



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