



Riverstone

From the \$350's

4415 Legacy Ridge Lane
Sugar Land, TX 77479

Phone: (281)778-3460

Fax: (281)778-3462

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Sharmin Daredia
South Asian



Kelsey Nelson

Driving Directions

From US 59 South:

Exit Highway 6 and turn left,
Travel 4.2 miles South on Hwy. 6,
Right on University Blvd./Murphy Rd.,
Left on LJ Pkwy.,
Right on Legacy Ridge

Tax Information

Estimated Tax Rate: \$3.33 per \$100 of
appraised valuation

Home Owners Association

Riverstone HOA
Estimated HOA Dues: \$845 per year

Schools

Fort Bend ISD

- Exemplary Rated Commonwealth (Elementary School)
- Exemplary Rated Fort Settlement (Middle School)
- Elkins (High School)



Community Details

Located in the heart of thriving Fort Bend County, Riverstone is over 3,700-acres in size. Riverstone is also planned to offer its residents numerous recreation centers throughout the community. The existing site features a playground, tennis courts, rock waterfalls and a fishing pier, all with a stunning lake view. Over 500 acres will be dedicated to open space, park lands and resort-style amenities, including over 20 miles of hiking and biking trails. No matter what your age or interest, Riverstone is the luxury setting of your dreams, ideal for recreation and relaxation. Live Your Dreams in Riverstone with a new Coventry Home!

Amenities

- A 3,700-acre master-planned community, located on Highway 6 south of US-59
- Easy access to US-59, Fort Bend Pkwy., Highway 288, and Beltway 8
- Extension of University Blvd. to Hwy 59 and LJ Parkway to Ft. Bend Toll Road to be complete in June, 2012
- Close proximity to First Colony Mall, medical facilities, and entertainment venues
- Restaurants, grocery stores and retail stores located near the community
- Sugar Land Town Square just 3 miles from Riverstone
- Brazos Bend State Park nearby
- Recreation center, set to a stunning view of the lake, includes a playground, tennis courts, swimming pool, rock waterfalls, and fishing pier
- Major recreation complex and community waterpark now under construction
- Ranked #15 in United States' Top Master Planned Communities
- Fort Bend ISD

Community Plans

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

Regency Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
7299 / Design 7299	3133	1.0	4	D	3/1	3.0	\$359,990
6501 / Design 6501	3275	2.0	4	D	3/1	2.0	\$362,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$366,990
6482 / Design 6482	3255	2.0	4	D	3/0	2.5	\$374,990
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$375,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$377,990
6832 / Design 6832	3492	2.0	5	D	4/0	3.0	\$379,990
6856 / Design 6856	3853	2.0	4	D	3/1	3.0	\$387,990
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$395,990
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$395,990
7301 / Design 7301	3813	2.0	4	D	4/2	3.0	\$408,990
7294 / Design 7294	4005	2.0	4	D	3/1	3.0	\$413,990
7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$415,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$421,990



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® 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.
- 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
- 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 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
- 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
- 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)
- Opera balconies, columns and art niches add elegance to every day living (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)
- Elongated commode in all baths
- 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)
- 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)
- Beveled mirrors in master bath create an elegant feeling (per plan)
- 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)
- Moen® brushed nickel plumbing fixtures in the master bath and secondary baths add a timeless look

Classic Exteriors

- Two trees 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
- Thermo-insulated security rear door with full light and dead bolt
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Breezeway on detached garages (per plan)
- 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.
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Steel reinforcement in entry walk, public walk, driveway and patio
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features



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

- 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 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)
- 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
- Electronic speed controls on ceiling fans
- Energy Star rated ceiling fans
- Insulated weather-resistant sheathing helps reduce energy costs
- 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
- 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 media room for easy home theater installation
- 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
- Fluorescent light in garage
- Engineered walls and roof system
- 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.
- 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