



## Spring Trails

### Sweet Bay Crossing - 80' & 90'

#### Homesites

From the \$350's

Spring, TX 77386

Phone: (281)430-4611

Fax: (281)430-4613

#### Sales office hours:

Model Closed - Special Incentives on Remaining Homesites - Call for Details



Lynn Fudge



Keri Claybourn

#### Driving Directions

**MODEL IS CLOSED.**

**PLEASE VIST OUR**

**PLANTATION MODEL HOME**

**IN DISCOVERY AT SPRING TRAILS**

**FOR MORE INFORMATION:**

#### From Hardy Toll Rd. North:

Travel Hardy Toll Road North,  
Exit Riley Fuzzel and turn Right,  
Travel 2 miles and turn  
Right on Discovery Creek Blvd.,  
Right on Rayford Rd.,  
Right on Breen Vista Dr.,  
Model on Hallimore Dr.

#### From I-45 North:

Exit Louetta Rd. and turn Right,  
Left on Aldine Westfield,  
Right on Riley Fuzzel Rd.,  
Travel approximately 2.5 miles  
Right on Discovery Creek Blvd.,  
Right on Rayford Rd.,  
Right on Breen Vista Rd.,  
Model straight ahead on Hallimore Dr.

#### Tax Information

Estimated Tax Rate: \$3.23 per \$100 of appraised valuation

### Community Details

Located just three miles from Old Town Spring the master-planned community of Spring Trails includes 400 acres of forest, over 10 miles of nature trails to hike and bike, and a 5 acre fishing pond. Spring Trails has accessibility to many of Houston's major roadways including I-45 and Sam Houston Tollway. Bike trails within the community connect villages to various amenities, including a fully stocked fishing pond, pool, cabana and playgrounds. With all the comfort and charm of this community located on a nature preserve, Spring Trails is the natural fit for your new Coventry Home.

### Amenities

- A wooded master-planned community with over 400 acres of forest dedicated to nature and open space just 3 miles East of Old Town Spring
- Close proximity and immediate access to the Hardy Toll Road and I-45 with Easy access to anywhere in Houston, Spring, and The Woodlands vicinity. Less than 35 minutes from downtown Houston
- Close proximity to Bush Intercontinental Airport, North Harris Montgomery College, shopping (Woodlands Mall), grocery stores and restaurants
- 80' & 90' homesites located in a heavily wooded and gated section
- 3.2 acre Recreation Center nestled in the trees featuring tot pool, family pool, lap pool, cabana, and playground
- Over 10 miles of hike and bike trails
- Parks, playgrounds and a large pond located in the community
- Cardinal Sports Park, a multi-use sports center, 4 tennis courts, a walking track, a sports court, picnic area, and third playground located in the community
- Sue Park Broadway Elementary School (PreK-4) located in community
- Conroe 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
2010 Jillian Oaks Ct 6383 E / Design 6383	3162	2.0	5	D	3/1	3.0	\$377,946	Ready Now!



#### 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. 2/4/2012

## Home Owners Association

Spring Trails Homeowner's Association

Estimated HOA Dues: \$700 per year

## Schools

Conroe ISD

- Sue Park Broadway Elementary School (Elementary School)
- Tom Cox Intermediate School (Intermediate School)
- York Junior High School (Junior High School)
- Oak Ridge High School (9th Grade Campus) (High School)
- Oak Ridge High School (10-12) (High School)



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# Features - Standard Features

## Comfort & Energy Saving Features

- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- R-38 insulation in air conditioned flat ceilings
- 95% Efficient furnaces with variable speed motors that help with humidity control
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- We performance test every home for air leakage
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- High performance media air filter cleans air more efficiently than standard fiber filters
- R-22 insulation in non-flat ceiling areas
- Energy saving gas heating system with electronic ignitor (no pilot)
- Programmable comfort center thermostat maximizes home comfort year round
- Additional A/C return in master bedroom for better comfort
- High efficiency energy saving gas water heater(s)
- Anti-scald valves to prevent accidental burning in showers and tubs
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability

- Continuous soffit vents with ridge vent and/or air hawk(s) ventilation system
- Standard connections for both gas and electric clothes dryer
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Antique finish on ceiling fans
- Electronic speed controls on ceiling fans
- 16 SEER high efficiency air conditioning system(s)
- R-15 insulation in exterior air conditioned walls

## Ideal Kitchens

- Granite countertops, available in a variety of colors, offer a solid and durable surface
- 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
- Custom quality oak accented cabinetry maximizes use of space with adjustable shelves on 42" upper cabinets
- Elegant crown moulding on kitchen cabinetry
- Granite or engineered stone material countertop offers durability and unique characteristics of a natural stone
- Island work centers (per plan)
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Moen Extensa® stainless steel faucet with pullout vegetable sprayer
- 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
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Recessed can lighting

- Convenient laundry area with cabinet, shelf and rod

## Dramatic Interiors

- Wide Décor rocker light switches
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of ceramic tile
- Two-tone interior paint
- Elegant stairways with oversized stained handrail, painted balusters and waterfall treads (per plan)
- Opera balconies, columns and art niches add elegance to every day living (per plan)
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Oversized baseboards throughout first floor
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- Arched, raised panel interior doors
- Venetian bronze door hardware
- Choice of oil rubbed bronze or satin nickel lighting fixtures
- Attractive direct vent fireplace with decorative mantel and gas logs
- Choice of brick or ceramic tile fireplace surround
- Choice of plush carpet with a quality pad

## Suite Dreams

- Ceramic tile flooring in entire master and hall baths
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Magazine rack in master water closet
- Cultured marble vanity tops with integral sinks in master and secondary baths
- His & Hers vanities in master bath



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- Beveled mirrors in master bath create an elegant feeling (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Beautiful ceramic tile flooring in entire master, hall and powder baths
- Porcelain pedestal sink in powder room (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- A/C vent(s) in master walk-in closet(s)

### Classic Exteriors

- Choice of award winning exterior elevations including optional front porches
- Classic design exteriors with prestigious appearance
- Two-tone paint on front elevations
- Choice of exterior trim color(s) from color palette
- Brick paved front porches (per plan)
- Elegant stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with full light and dead bolt
- Front coach light with photo cell for convenience
- Professionally designed landscape package enhances curb appeal
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Two larger caliper trees planted in front yard
- Brick on four sides (designated areas)
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Steel overhead garage door(s)
- Prewired for garage door openers
- Concrete back patio allows for an outdoor dining area (size per plan)
- Custom cast stone address plaque with logo

- Six-foot cedar fenced back yard for added privacy
- 80' wooded homesites available
- Oversized, wooded homesites available

### Extra Touches

- 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.
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- 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.
- Personal interview with a Professional Decorator Consultant at the Design Center
- Optional bonus spaces available on many plans
- Fully installed alarm system with optional monitoring for peace of mind
- 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
- Engineered, certified and individually inspected foundations
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Plywood tongue & groove subfloor on two story plans: nailed, glued and screwed
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed internet access
- Speaker and volume control pre-wire for formal dining room, master bedroom and patio
- Prewired for cable TV in family room, all bedrooms, game room, and study (if applicable)
- Prewired for phone in kitchen, family room,

- all bedrooms, game room, and study (if applicable)
- On site custom framing
- Two holiday lighting outlets at soffit with separate switch
- All bedrooms and game room blocked and wired for ceiling fans
- Fluorescent light in garage
- Freezer plug in garage
- Breaker box in garage



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