



Waterstone Estates

From the \$290's

24826 Waterstone Estates Circle West
Tomball, TX 77375

Phone: (281)351-2472

Fax: (281)351-2645

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



David Kimberlin

Driving Directions

From SH 249 North:

Right on 2920,

Left on Stuebner Airline,

Go across Hufsmith-Kuykendahl,

Road splits to the left,

Community is on the right

From The Woodlands Pkwy.:

Left on Kuykendahl Rd. and travel 3.5 miles,

Right on Hufsmith Rd. and travel 2 miles,

Left on Stuebner Airline Rd.

Left on Waterstone Estates Dr.

Tax Information

Estimated Tax Rate: \$2.17 per \$100 of appraised valuation

Home Owners Association

Waterstone Estates Homeowner's Assoc., Inc.

Estimated HOA Dues: \$1,500 per year

Schools

Tomball ISD

- Creekside Forest Elementary - Exemplary (Elementary School)
- Tomball Jr. High School (Junior High School)
- Tomball Senior High School (High School)

Community Details

Waterstone Estates is a family-oriented, gated community located off Stuebner Airline and Hufsmith Rd. in Tomball, a city northwest of Houston known as being the "Hometown with a Heart." With easy access to Hwy. 249, Sam Houston Tollway, I-45 and Hwy. 290, Waterstone Estates is convenient to a host of employment, recreational, educational, shopping, and restaurant possibilities in and around the northwest Houston area. Waterstone Estates offers oversized homesites with some waterfront lots and plenty of room to grow. All this and more make Waterstone Estates an ideal setting for your new Coventry Home.

Amenities

- A gated community located in Tomball, northwest of Houston, off Stuebner Airline and Hufsmith Rd. with close proximity to The Woodlands
- Easy access to Hwy 249, FM 1960, and 2920
- Close proximity to shopping (Woodlands Mall) and grocery stores, as well as Tomball's Antique Shopping District with it's charming stores and restaurants
- Minutes from Burroughs Park- a 320-acre park which includes sports fields (baseball fields, soccer fields and volleyball courts), 7-acre fishing lake, 2 playgrounds, 8 miles of nature trails, picnic area, observation deck and boardwalk and an award-winning BBQ pavillion that seats 250 people
- No MUD taxes
- Tomball College, Willow Creek Golf Club (private 18-hole course), Tomball Country Club & Golf Course (private 18-hole course), and Gary Player Golf Course - Augusta Pines are in close proximity
- 1/2 acre homesites with some waterfront homesites available
- Waterfronts and fountains within community
- Tomball 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
25210 Waterstone Estates Cr East 6859 C / Design 6859	3525	1.0	4	D	3/1	4.0	\$444,450	Ready Now!
24826 Waterstone Estates Cr West 9255 B / Design 9255	4738	2.0	4	D	3/1	5.0	\$689,283	Ready Now!

Community Plans

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

Executive Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
8261 / Design 8261	3200	1.0	4	D	3/0	3.0	\$355,990
8274 / Design 8274	3720	2.0	4	D	3/1	3.0	\$393,990
8310 / Design 8310	4863	2.0	5	D	4/1	3.0	\$393,990
9255 / Design 9255	4421	2.0	4	D	3/1	4.0	\$443,990
8264 / Design 8264	4831	2.0	5	D	4/0	3.0	\$454,990

Signature Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
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School)

8311 / Design 8311	2996	1.0	4	D	2/1	2.0	\$299,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$337,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$346,990
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$353,990
8316 / Design 8316	4021	1.0	4	D	3/1	3.0	\$361,990
8307 / Design 8307	4241	1.0	4	D	3/1	3.0	\$364,990
7288 / Design 7288	4104	2.0	4	D	4/1	4.0	\$365,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$379,990
8310 / Design 8310	4863	2.0	5	D	4/1	3.0	\$385,990
7296 / Design 7296	5501	2.0	6	D	5/0	3.0	\$406,990



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Features - Executive Series

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 radius corners, 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
- 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, remote controlled direct vent

- fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile or wood flooring
- Choice of designer accent paint in kitchen and breakfast area (per plan)
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color
- Convenient laundry area with cabinet, shelf and rod
- Custom built-in cabinetry in family room (per plan)
- Elegant stairways with oversized stained handrail, wrought iron balusters and hardwood treads (per plan)
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Eight foot interior doors on first and second floor
- 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

- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- 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 and secondary baths 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)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in

- secondary baths
- Ceramic tile surrounds in master bath
- Lingerie cabinet and 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)
- 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 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
- Choice of award winning exterior elevations including optional front porches
- Breezeway on detached garages (per plan)
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- 1/2 acre wooded homesites available
- Lake front homesites available
- Oversized homesites available
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features



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- Anti-scald valves to prevent accidental burning in showers and tubs
- 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
- 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 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 fans with light kit in secondary bedrooms and study
- Air tight polysealant around windows and doors
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- 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
- Freezer plug in garage
- 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 speakers: dining room, game room, master suite and patio
- Prewired for surround sound in family room and game 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
- 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
- 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



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Features - Signature Series

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 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.
- 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
- 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
- Chair rail in formal dining room lends an air of elegance
- 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)
- Attractive, remote controlled 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 and trim color
- 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)
- 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
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Separate glass-enclosed shower with marble surround in shower and tub (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
- Cultured marble pedestal sink in powder room creates a classic look (per plan)
- His & Hers Hi-Hi vanities in master bath (per plan)
- Cement board ceramic tile backing for added strength and durability (in designated areas)
- Ceramic tile flooring in master and secondary baths
- Ceramic shower surrounds in secondary baths
- Ceramic tile surrounds 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
- 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
- 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
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- Lake front homesites available
- Full sod and irrigation with automatic controller in front, rear, and side yards (per site specifics)
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Two-tone paint on front elevations
- Six-foot cedar fenced back yard for added privacy
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- 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)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- 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)



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- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-13 insulation in exterior air conditioned walls
- 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
- Air tight polysealant around windows and doors
- 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
- cable quad shield for satellite dish and high speed Internet access
- Prewired for phone in data area
- Prewired for phone and TV combination in game room
- 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
- 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.
- 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

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 cable TV in family room and master bedroom
- 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



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