



Waterstone Estates

From the \$310's

24826 Waterstone Estates Circle West
Tomball, TX 77375

Phone: (281)351-2472

Fax: (281)351-2645

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 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
24826 Waterstone Estates Cr West 9255 B / Design 9255	4738	2.0	4	D	3/1	5.0	\$689,283	Ready Now!
25219 Waterstone Estates Cr East 8316 C / Design 8316	4021	1.0	4	D	3/1	4.0	\$422,934	3

Community Plans

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

Signature Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
8311 / Design 8311	2996	1.0	4	D	2/1	3.0	\$318,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$343,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$351,990
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$356,990
8307 / Design 8307	4241	1.0	4	D	3/1	3.0	\$356,990
8316 / Design 8316	4059	1.0	4	D	3/1	3.0	\$370,990
8314 / Design 8314	3622	2.0	4	D	3/0	3.0	\$371,990
8269 / Design 8269	3708	1.0	4	D	3/1	3.0	\$387,990



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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. 5/17/2012

School)

7288 / Design 7288	4036	2.0	4	D	4/1	4.0	\$392,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$392,990
8310 / Design 8310	4863	2.0	5	D	4/1	3.0	\$415,990
7296 / Design 7296	5501	2.0	6	D	5/0	3.0	\$430,990



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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
- Elegant crown moulding on kitchen cabinetry
- 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
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" upper cabinets. Available in a choice of stain colors

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
- 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 in a variety of choices
- Elegant stairways with stained handrail and wrought iron balusters
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)
- Ten-foot ceiling heights in many areas add spaciousness (per plan)

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
- Rain glass at master bath window
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- His & Hers Hi-Hi vanities in master bath (per plan)
- 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)
- 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

Classic Exteriors

- Three trees in front yard
- Elegant 8' Knotty Alder front door with 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
- 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.
- 1/2 acre wooded homesites available
- Fully sodded front and back yards per community specifications
- 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

- 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



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- 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
- 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- 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
- 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
- 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

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



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