



## Avalon Terrace

### 60' Homesites

From the \$190's

Model Home is Closed

Pearland, TX 77581

Phone: (713)898-9722

Fax: (281)646-0312

### Sales office hours:

Please call for an appointment



Cyndi Kornegay

### Driving Directions

**MODEL HOME IS CLOSED - Call for an appointment**

#### From Beltway 8:

Take Highway 288 South,  
Left on FM 518,  
Left on Oak Road,  
Left on Quiet Trace Ln

### Tax Information

Estimated Tax Rate: \$2.94 per \$100 of appraised valuation

### Home Owners Association

Avalon Terrace HOA, Inc.

Estimated HOA Dues: \$530 per year

### Schools

Pearland ISD

- Lawhon (Elementary School)
- Sablatura (Middle School)
- Pearland Jr. High West (Junior High School)
- Dawson (High School)

### Community Details

This family-oriented neighborhood in Pearland is located near great restaurants and fantastic shopping. Conveniently located near downtown, residents have easy access to The Texas Medical Center, The Galleria and major freeways such as Sam Houston Tollway, Highway 288 and Loop 610. Avalon Terrace is a great choice for your new Plantation Home!

### Amenities

- Family oriented community located on FM 518 between FM 1128 and Highway 288
- Easy access to Highway 288 and Beltway 8
- Easy commute to both the Medical Center and Hobby Airport
- Close proximity to area shopping (Pearland Town Center), grocery stores and restaurants
- Golf courses in close proximity: Southwyck in Silverlake, Friendswood Country Club and Clear Creek on Cullen
- Open pavillion and swimming pool with separate spray pool and children's playground
- Pearland ISD

### Community Plans

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

#### Colony Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5922 / Warren VII	2098	1.0	4	D	2/0	2.0	\$198,990
5948 / Weatherford	2110	1.0	4	D	2/0	3.0	\$203,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$237,990
5947 / Meridian II	3086	2.0	4	D	3/0	3.0	\$239,990



#### Disclaimers, Terms and Conditions of Use.

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# Features - Standard Features

## Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Dramatic entries with your choice of ceramic tile
- Nine-foot ceiling heights in many areas adds spaciousness
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Raised panel interior doors
- Satin nickel door hardware
- Custom designer lighting package
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Attractive fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround

## Kitchens

- Superior quality appliance package includes gas range, spacesaver microwave and dishwasher
- Exterior vented microwave oven
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Island work centers on many plans
- Moen® chrome faucet with 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
- Durable 8" deep undermount sink with

- garbage disposal allows for easy clean-up
- A convenient spice rack in the pantry adds function and storage
- Recessed can lighting (per plan)
- 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

## Baths

- Luxurious garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with marble surround
- Cultured marble seat (some shower enclosures)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- His & Hers vanities in master bath
- Spinell white cabinets in bathrooms
- Magazine rack in master bath
- Ceramic tile flooring in entire master and hall baths
- Cultured marble bath surrounds in all baths
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Porcelain pedestal sink in powder room (per plan)
- Walk-in closets (in designated areas)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)

## Construction

- 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.
- 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.
- Amazing James Hardie® masonry siding,

- soffit and fascia. Termite and flame resistant.
- Engineered, certified and individually inspected foundations
- On site custom framing
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Plywood tongue and groove subfloor on two story plans; nailed, glued and screwed
- 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
- All bedrooms and game room blocked for ceiling fans
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Prewired for phone in kitchen, family room, master bedroom and game room (if applicable)
- Prewired for cable TV in kitchen, family room, master bedroom and game room (if applicable)
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind
- Master bath pre-wired for a glass break detector
- Prewired for motion detector in family room and prewired keypad in master bedroom

## Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Brick paved front porches (per plan)
- Brick on three sides (designated areas)
- American-made brick (designated areas)
- Custom cast stone address plaque with logo (per plan)
- Elegant, stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- Lifetime finish polished exterior hardware
- Attached garages (per plan)
- Steel overhead garage door(s)
- Prewired for garage door openers



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- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- One live oak in front yard
- Six-foot cedar fenced back yard for privacy
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Concrete back patio allows for an outdoor dining area
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Energy Star rated programmable thermostats
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- 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 filter(s)

## Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- 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
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- Insulated weather-resistant sheathing helps reduce energy cost
- R-38 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Air tight polysealant around windows and doors
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Energy saving gas heating system with electronic ignitor (no pilot)
- Dual or zoned A/C system (per plan)
- Additional A/C return in master bedroom for better comfort
- Standard connections for both gas and electric clothes dryer
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room and master bedroom
- 16 SEER high efficiency air conditioning system(s)
- High efficiency energy saving gas water heater(s)
- R-15 insulation in exterior air conditioned walls



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