



## Cambridge Falls

### Classic Series

From the \$140's

MODEL HOME IS CLOSED.

Fresno, TX 77459

Phone: (832)309-9296

Fax: (713)974-2875

#### Sales office hours:

Special Incentives on Remaining Homes

- Call for Appointment to View



Keri Claybourn

### Driving Directions

#### MODEL CLOSED

#### Special Incentives on Remaining

Homesites - Call for Details

#### From Beltway 8 South:

Exit FM 521,

Turn Right on Trammel Fresno Rd.

Right on Chimney Rock Rd.,

Right on Cambridge Falls Dr.

#### Tax Information

Estimated Tax Rate: \$2.80 per \$100 of appraised valuation

#### Home Owners Association

Cambridge Falls Homeowners

Association

Estimated HOA Dues: \$650 per year

#### Schools

Fort Bend ISD

### Community Details

Conveniently located near downtown, residents have easy access to The Texas Medical Center, The Galleria and major freeways such as Fort Bend Parkway, which extends from Highway 6 to Highway 90, allowing for an easy commute to downtown or the Galleria area. Spend your days hiking along the trails or walking around the lakes. The community is perfectly situated near shopping, and features a recreation center, community pool and splash park, club house, and more. Cambridge Falls has it all and is a perfect choice for your new Plantation Home!

### Amenities

- Easy access to new Fort Bend Parkway, which extends from Highway 6 to Highway 90, allowing for an easy commute to downtown or the Galleria area
- Close proximity to the Medical Center
- Recreation center and club house within the community
- Community pool and splash park
- Fort Bend 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
1827 Lansing Cove Dr 5347 B / Chancery VIII	1788	1.0	3	D	2/0	2.0	\$166,380	0
1902 Lansing Cove Dr 5386 B / Dennison	1986	1.0	4	D	2/0	2.0	\$174,150	0

### Community Plans

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

#### Classic

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5347 / Chancery VIII	1759	1.0	4	D	2/0	2.0	\$149,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$157,990



#### 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 Plantation Homes, All Rights Reserved. 5/23/2012

- Rosa Parks (Elementary School)
- Lake Olympia (Middle School)
- Hightower (High School)



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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
- Dramatic entries with choice of vinyl flooring
- Nine-foot ceiling heights in many areas adds spaciousness
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- 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
- Cobblestone Collection light package offers a rustic finish
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Optional fireplace with decorative mantel and gas log lighter
- Personal appointment with a Professional Decorator Consultant at the Design Center

## Kitchens

- Superior quality appliance package includes gas range, spacesaver microwave and dishwasher
- Custom quality oak accented cabinetry with adjustable shelves on upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Choice of decorator laminate countertops in a variety of colors
- 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 stainless steel sink with garbage disposal
- A convenient spice rack in the pantry adds function and storage
- Recessed can lighting (per plan)
- Attractive ceramic tile backsplash adds beauty to function
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

## Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- Custom quality oak stained vanities in all baths
- Ceramic tile bath surrounds in all baths
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Magazine rack in master bath
- Choice of vinyl flooring in wet areas
- Porcelain pedestal sink in powder room (per plan)
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)
- Ceramic tile shower surrounds in secondary baths

## 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 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, master bedroom and game room (if applicable)
- Prewired for cable TV in family room, master bedroom and game room (if applicable)
- 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
- Freezer plug in garage
- Master bath pre-wired for a glass break detector
- Fully installed alarm system with optional monitoring for peace of mind

## Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Brick on three sides (designated areas)
- Custom cast stone address plaque with logo (per plan)
- Elegant, stained mahogany front door
- Thermo-insulated security rear door with half light and dead bolt
- 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 tree 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

### Comfort & Energy Saving Features

- Bora-Care termite pre-treatment
- 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
- 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 costs
- 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
- Energy saving gas heating system with electronic ignitor (no pilot)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows

the HVAC system to function at peak efficiency

- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- 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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