



Park Lakes

75' Homesites

From the \$190's

4606 Abide Gardens

Humble, TX 77396

Phone: (281)812-9700

Fax: (281)812-0500

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Bobby Sharp

Driving Directions

From US 59 North:

East on Beltway 8 Frontage Rd.,

Left on Wilson Rd.,

Right on Loggia Ln.,

Right on Palmetto Lakes Dr.

Left on Blanca Terrace Dr.

Right on Abide Gardens Dr.

Tax Information

Estimated Tax Rate: \$3.83 per \$100 of appraised valuation

Home Owners Association

PCMI

Estimated HOA Dues: \$980 per year

Schools

Humble ISD

- Park Lakes Elementary (Elementary School)
- Humble Middle School (Middle School)
- Summer Creek High School (High School)
- Humble High School (High School)



Community Details

This gated section of Canyon Gate at Park Lakes offers oversized homesites and a variety of designs and custom options from Plantation Homes allowing you to customize your new home to fit your lifestyle.

Amenities

- A 1,500-acre, master-planned community located in northeast Houston off Beltway 8 just East of US 59 North (across from Redstone Golf Club, home of the Shell Houston Open)
- Estimated Drive Times: Bush Intercontinental Airport 19.5 minutes; Greenspoint 19.5 minutes; Central Business District 31 minutes, Texas Medical Center 37.5 minutes, Galleria 42 minutes
- Minutes from Lake Houston, Kingwood College and Bush Intercontinental Airport
- Easy access to FM 1960, US 59, Hardy Tollway and Sam Houston Tollway
- Close proximity to area shopping (Deerbrook Mall), restaurants and other entertainment venues
- Park Lakes Landing, located in front of the community, is a 43-acre multi-tenant retail shopping center anchored by a Super Wal-mart, Capital One Bank, Wachovia Bank and includes a Chick-Fil-A, and a Starbucks
- Park Lakes is a "PowerHouse Community" powered by Comcast which gives each resident discounted bulk services, including High-speed internet, Digital Cable, and Home Security Monitoring
- Gated section with lake front, corner and cul-de-sac homesites available
- 6.5-acres of lakes bordered by walking trails throughout the community
- A Clubhouse with covered porches is being built in Canyon Gate
- SplashPad Texas is located in Canyon Village at Park Lakes which is accessible to Canyon Gate residents
- SplashPad Texas, a fun-filled water/play park which includes a beach entry splash pool with slide and spray features, large shade structures, children's playscape and soccer fields
- A cabana with changing rooms and full-service kitchen w/ pass-thru service window located at entrance of SplashPad Texas located in Canyon Village at Park Lakes
- Humble 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
9702 Bonham Lakes Ln 6458 C / Nederland II	2755	1.0	4	D	3/1	3.0	\$251,841	Ready Now!

Community Plans

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

Section 3

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$195,990
6814 / Bedford V	2406	1.0	4	D	2/0	3.0	\$211,990



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

5926 / Devenport V	2905	2.0	4	D	2/1	2.0	\$221,990
6431 / Springlake	3009	2.0	4	D	2/1	2.0	\$223,990
6480 / Orange	2605	1.0	4	D	2/0	2.0	\$223,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$229,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$235,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$240,990
6457 / Beckville IV	2996	1.0	4	D	2/1	2.0	\$240,990
6830 / Woodville	3488	2.0	4	D	3/1	3.0	\$263,990



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Features - Standard Features

Ideal Kitchens

- Moen® faucet with vegetable sprayer
- 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 quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- 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
- Island work centers on many plans
- Exterior vented microwave oven
- GE® Superior quality appliance package includes gas range, spacesaver microwave and dishwasher

Dramatic Interiors

- 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 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 and trim color
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with stained handrail and painted balusters in designated areas
- Custom designer lighting package
- Recessed can lighting (per plan)

- Venetian bronze light fixtures
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Arched, raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Bronze-trimmed shower surround
- Moen® oil rubbed bronze plumbing fixtures in master bath and powder room for a timeless look
- Cultured marble vanity tops with integral sinks in secondary baths
- His & Hers Hi-Hi vanities in master bath (per plan)
- Luxurious garden tub in master bath for ultimate relaxation
- Porcelain pedestal sink in powder room (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 in powder room
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Framed mirror in powder bath for a designer touch
- Master bath includes 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

- Two trees in front yard
- Elegant 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)
- Superior 30 year architectural grade shingles
- 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
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized, wooded homesites available
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- 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)
- Attractive double-pane, low-e windows with easy clean, tilt out sash provide energy efficiency and lower utility costs
- 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
- Dual or zoned A/C system (per plan)
- Energy saving gas heating system with electronic ignitor (no pilot)
- 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 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- Insulated weather-resistant sheathing helps reduce energy costs
- 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 energy efficiency program
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Extra Touches

- Plywood tongue and groove subfloor; nailed, glued and screwed
- Freezer plug in garage
- Fully installed alarm system with optional

- monitoring for peace of mind
- Master bath pre-wired for a glass break detector
- Prewired for cable TV in family room, master bedroom and game room (if applicable)
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, 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
- 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
- Fluorescent light 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
- Gated community for extra security and privacy
- 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.



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