



## Discovery at Spring

### Trails

From the \$210's

27597 Ginny Cove Ct  
Spring, TX 77386

Phone: (832)309-9296

Fax: (713)974-2875

#### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Keri Claybourn

### Driving Directions

**THIS MODEL IS CLOSED  
PLEASE VISIT OUR  
PLANTATION MODEL  
IN SPRING TRAILS  
FOR SALES INFORMATION**

#### From Hardy Toll Rd. North:

Travel Hardy Toll Road North,  
Exit Riley Fuzzel and turn Right,  
Right on Springs Trails Ridge,  
Right on Spring Trails Bend,  
Continue onto Spring Trails Park Dr,  
Right onto Vanessa Hills Dr,  
Left on Cameron Park Ln,  
Model on Ginny Cove Ct.

#### From I-45 North:

Exit Louetta Rd. and turn Right,  
Left on Aldine Westfield,  
Right on Riley Fuzzel Rd.,

Right on Springs Trails Ridge,  
Right on Spring Trails Bend,  
Continue onto Spring Trails Park Dr,  
Right onto Vanessa Hills Dr,



### Community Details

Designed in collaboration with GE's Ecomagination initiative Discovery at Spring Trails is a unique community with the goal of achieving a healthy, sustainable lifestyle, as well as having all the conveniences of living just off I-45 and the Hardy Toll. The GE's Ecomagination program features renewable energy savings with solar power, whole-home energy efficiencies, advanced building science, water conservation and indoor air quality. Land Tejas has created a living environment that will enrich, reward and educate for years to come and provided resort style amenities for your family to enjoy. This one of a kind community is ideal for your new Plantation Home.

### Amenities

- Discovery at Spring Trails will be integrated, interconnected, and designed to achieve the goal of healthy, sustainable lifestyle -- a community that uses natural resources wisely, preserves the environment, and produces benefits for its new residents and future generations
- GE Ecomagination homes are designed to reduce energy use and overall utilities saving in the home by up to 50% or more
- GE is offering Energy Star lighting, and appliances, in-home energy and waste management control panel, and solar energy system
- Advanced pre-home wiring so residents can easily install monitoring cameras, control lighting from one location, share computers, printers and entertainment equipment throughout the home
- Featured in each home, the ecomagination dashboard is a wall-mounted, touch-screen LCD panel that serves as a centralized display and control unit for security, HVAC, audio & intercom, and lighting controls. It displays utility usage in the home, including real-time and trended monitoring of energy use, water use, and renewable power contribution
- One of the only master-planned communities with curbside recycling
- Sensors, controls and equipment that will be used throughout the common areas of the community for energy and water management
- Within easy hiking distance, the Spring Creek Greenway Project will connect existing parkland along the south side of Spring Creek with the remaining undeveloped land to create a 10-mile, 2000-acre linear park with a canoe launch, parking lots, rest areas, and picnic grounds
- Resort-style 3.2 acre Recreation Center, Clubhouse and Splashpad Texas located in the community features a tot pool, family pool, lap pool, cabana and playground
- Conroe 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
28015 Hallimore Dr 6410 E / Killian IV	3424	1.5	3	D	2/1	2.0	\$319,371	Ready Now!



#### 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. 5/17/2012

Left on Cameron Park Ln,  
Model on Ginny Cove Ct.

### **Tax Information**

Estimated Tax Rate: \$3.52 per \$100 of  
appraised valuation

### **Home Owners Association**

PCMI

Estimated HOA Dues: \$600 per year

### **Schools**

Conroe ISD

- Broadway Elementary School  
(Elementary School)
- Tom Cox Intermediate School  
(Intermediate School)
- York Junior High School (Junior High  
School)
- Oak Ridge High School (9th Grade  
Campus) (High School)
- Oak Ridge High School (10-12) (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
- 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 or wood 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
- Raised panel interior doors
- Satin nickel door hardware
- Custom designer lighting package
- 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

## Kitchens

- GE® stainless steel appliance package for the gourmet chef in the family
- Energy efficient front load washer and dryer
- Energy efficient GE® refrigerator
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- Custom quality oak or maple accented cabinetry with adjustable shelves on 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 OneTouch® faucet with pullout 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

- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- Cultured marble seat (some shower enclosures)
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- His & Hers vanities in master bath
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Spinell white cabinets in bathrooms
- Magazine rack in master bath
- Ceramic tile flooring in entire master bath and wet areas in secondary baths
- Cultured marble bath surround in hall bath(s)
- Porcelain pedestal sink in powder room (per plan)
- Raised ceilings in master closets with seasonal storage (per plan)
- 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
- Engineered walls and roof system
- 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 and wired 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, all bedrooms, game room, and study (if applicable)
- Prewired for cable TV in kitchen, 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
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind

## Exterior Features

- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Choice of exterior trim color(s) from color palette
- Brick on three sides (designated areas)
- American-made clay brick
- Custom cast stone address plaque with logo (per plan)
- Elegant, stained mahogany front door with



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- leaded glass inserts
- Thermo-insulated security rear door with full light and dead bolt
- Attached garages (per plan)
- Steel overhead garage door(s)
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- Two live oaks 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
- Oversized, wooded homesites available
- Concrete back patio allows for an outdoor dining area

### Comfort & Energy Saving Features

- 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 according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- We performance test every home for air leakage
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 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
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- 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)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system
- Standard connections for both gas and electric clothes dryer
- Solar panels installed for energy savings
- GE® Eco-magination LCD screen panel for control of security, HVAC, audio, video, lighting, water, and energy usage monitoring.
- 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, master bedroom and game room
- 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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