



## Fall Creek

### Lake Point

From the \$180's

14823 Fall Creek View Dr.

Humble, TX 77396

Phone: (281)883-4976

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### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Bobby Sharp



Natalie Keltsch



Khris Sutton

### Driving Directions

#### From US-59 North:

East on Beltway 8,

Right on Fall Creek View Dr.

### Tax Information

Estimated Tax Rate: \$3.46 per \$100 of appraised valuation

### Home Owners Association

Fall Creek Homeowner's Association

Estimated HOA Dues: \$950 per year

### Schools

Humble ISD

- Exemplary Rated Fall Creek (Elementary School)
- Woodcreek (Middle School)
- Summer Creek (High School)

# FALL CREEK

## Community Details

Fall Creek is the only major-wooded, golf course community located inside Houston's Beltway 8, putting you closer to the excitement of the city, yet offering all the natural splendor, acclaimed Humble schools, tournament-quality golf and sense of community that this beautiful master-planned community has to offer. A truly exceptional community for your new Plantation Home!

## Amenities

- A 1,261 acres master-planned golf course community of natural forest land located in northeast Houston 1 mile East of US59 North off Beltway 8
- 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
- Easy access to FM 1960, US 59, Hardy Tollway and Sam Houston Tollway
- Minutes from Lake Houston, Kingwood College and Bush Intercontinental Airport
- Close proximity to area shopping (Deerbrook Mall), restaurants and other entertainment venues
- Walgreens & CVS Pharmacy at the entrance of the community and Primrose Schools which provide preschool and after-school programs
- Trails and greenbelts throughout community
- Home to Redstone Golf Club, an 18-hole member course and the 18-hole Tournament Course which hosts the Shell Houston Open
- A 32,000-square-foot clubhouse with a Texas-sized 10-acre recreation site with resort style aquatic center featuring a 6-lane Jr. Olympic size pool, family swimming pool and fountains, slides and waterfalls
- Six lighted tennis courts, a play-scape and a picnic area
- Sports complex coming soon that will include 2 baseball fields, 2 soccer fields, a sand volleyball court, and a picnic area.
- A 250-room hotel and conference center coming soon
- 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
9738 Victoria Rose Ln 6859 A / Nederland	3256	1.0	4	D	3/1	3.0	\$286,919	Ready Now!
14830 Wortham Stream Ct 6431 B / Springlake	3034	2.0	4	D	2/1	2.0	\$254,442	5

## Community Plans

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

### 60'S

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$182,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$195,990
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$197,990
5383 / Corsicana	2243	1.0	4	D	2/0	2.0	\$201,990
6281 / Sydney	2461	1.0	4	D	2/1	2.0	\$208,990



### Disclaimers, Terms and Conditions of Use.

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5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$214,990
5350 / Worthington IV	2700	2.0	4	D	3/1	2.0	\$221,990
6431 / Springlake	3009	2.0	4	D	2/1	2.0	\$231,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$243,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$245,990

#### Signature Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5922 / Warren VII	2098	1.0	4	D	2/0	2.0	\$208,990
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$210,990
5948 / Weatherford	2110	1.0	4	D	2/0	3.0	\$211,990
5935 / Corsicana II	2480	1.0	4	D	2/0	2.0	\$220,990
5906 / Gentry III	2563	2.0	4	D	2/1	2.0	\$229,990
6410 / Killian IV	2664	1.0	4	D	2/1	2.0	\$229,990
6457 / Beckville IV	2973	1.0	4	D	2/1	2.0	\$243,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$249,990
5947 / Meridian II	3086	2.0	4	D	3/0	3.0	\$251,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$252,990
5944 / Montclair V	3619	2.0	5	D	3/1	2.0	\$262,990
6440 / Hooks IV	3374	2.0	4	D	3/0	2.0	\$275,990
6855 / Centerville	3545	2.0	4	D	4/1	4.0	\$304,990



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# Features - Standard Features

## Ideal Kitchens

- 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
- 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® stainless steel superior quality appliance package includes gas range, spacesaver microwave and dishwasher

## 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 pad
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Custom designer lighting package
- Venetian bronze light fixtures
- 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

- Separate shower with glass door
- Bronze-trimmed shower surround
- Elongated commode in all baths
- 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
- Acrylic garden tub in master bath for ultimate relaxation
- His & Hers vanities in master bath
- 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
- Single medicine cabinet in master bath
- 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
- 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
- Breezeway on detached garages (per plan)

- Room finished garages include texture, paint, and trim.
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Durable cementitious fiberboard siding, soffit and fascia.
- Oversized homesites available
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- 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
- 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)
- 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 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



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- 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
- Thermoply sheathing behind brick walls acts as a moisture barrier and reflective heat barrier.
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- 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
- on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Prewired for phone in data area
- Prewired for phone and TV combination in game room
- 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 walls and roof system
- Engineered, certified and individually inspected foundations
- 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.
- 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

### Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Freezer plug in garage
- 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 cable TV in family room and master bedroom
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- State-of-the-art CAT5 advanced wiring for communications and home entertainment



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