



GRAND MISSION

LIFE ON A GRAND SCALE

Grand Mission

Tiburon Cove

From the \$220's

19730 Beecham Lake Lane

Richmond, TX 77407

Phone: (281)342-2005

Fax: (281)342-4246

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Jenelle Pieters

Driving Directions

MODEL IS CLOSED.

VISIT OUR COVENTRY MODEL FOR SALES INFORMATION.

From 59 South:

Beltway 8 North

Exit Westpark Tollway West,

Left on Grand Mission Blvd.,

Right on Bellaire Blvd., Left on Mission

Meadow Lane

Left on Beecham Lake Lane

From I-10 West:

Beltway 8 South,

Westpark Tollway West,

Left on Grand Mission Blvd.,

Right on Bellaire Blvd.,

Left on Mission Meadow Lane

Left on Beecham Lake Lane

Tax Information

Estimated Tax Rate: \$3.37 per \$100 of appraised valuation

Community Details

Tiburon Cove features oversized secluded homesites and award-winning designs by Plantation Homes. In this Grand Mission section residents can enjoy peace and quiet with all the comforts of being just off the Westpark Tollway.

Amenities

- Master-planned community located on FM 1093 in Richmond
- Easy access to the West Park Tollway with an exclusive exit - Grand Mission Blvd.
- Westpark Tollway offers easy access to the Galleria area, Greenway Plaza and the Westchase District
- Close proximity to shopping (First Colony Mall, West Oaks Mall and Katy Mills Mall), grocery stores and restaurants
- For those who enjoy a game of golf, there are several golf courses in the area: Meadowbrook Farms, Falcon Point, and Willow Fork
- A 5,500 sq. ft. Recreation clubhouse includes: a grand room, a media center, fitness center and children's playroom; Jr. Olympic size pool, 18 ft. dual chute slide, and kid's water spray park
- Hiking and biking trail system, and multiple soccer fields
- Children's playgrounds, parks, and 80 acres of scenic lake located within the community
- Fort Bend ISD

Community Plans

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

Regency Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6281 / Sydney	2397	1.0	4	D	2/0	2.0	\$224,990
6480 / Orange	2605	1.0	4	D	2/0	2.0	\$229,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$247,990
6457 / Beckville IV	2973	1.0	4	D	2/1	2.0	\$251,990
6501 / Delancy	3275	2.0	4	D	3/1	2.0	\$260,990
6482 / Hooks V	3255	2.0	4	D	3/0	2.0	\$265,990
6830 / Woodville	3488	2.0	4	D	3/1	3.0	\$270,990
6855 / Centerville	3545	2.0	4	D	4/1	4.0	\$296,990



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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. 2/7/2012

Grand Mission HOA
Estimated HOA Dues: \$775 per year

Schools

Fort Bend ISD

- Seguin Elementary School
(Elementary School)
- David Crockett Middle School (Middle
School)
- George Bush High School (High
School)



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout 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 or maple 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 appliance package includes: gas cooktop, dishwasher, self-clean oven and spacesaver microwave.

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 two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)
- 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
- Custom designer lighting package
- Recessed can lighting (per plan)
- 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
- Nine-foot ceiling heights in many areas add spaciousness (per plan)
- Opera balconies, columns and art niches add elegance to every day living (per plan)

Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Moen® oil rubbed bronze plumbing fixtures in all baths for a timeless look
- Rain glass at master bath window
- Cultured marble vanity tops with integral sinks in secondary baths
- His & Hers Hi-Hi vanities in master bath (per plan)
- His & Hers vanities in master bath
- Luxurious garden tub in master bath for ultimate relaxation
- Porcelain pedestal sink in powder room (per plan)
- 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
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- 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
- Fluorescent lighting in master closet(s)

- Magazine rack in master water closet

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)
- Lifetime limited warranty architectural shingles - nailed not stapled
- 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 homesites available
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy

Comfort & Energy Saving Features

- 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



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- 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
- 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 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
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- 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

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
- All bedrooms blocked and wired for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Fully installed alarm system with

monitoring by On Duty included in the HOA dues for Grand Mission residents.

- 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 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, 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
- 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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