



## Imperial Forest

From the \$140's

6910 Moonrise Lane  
Houston, TX 77049  
**Phone:** (281)454-2117  
**Fax:** (281)458-1105

### Sales office hours:

Tues - Sat: 10 am - 7 pm  
Sun - Mon: Noon - 7 pm



Daron Gamble

## Driving Directions

### From Downtown:

Take I-10 East  
Exit Uvalde  
Take a left at Uvalde  
Turn right at Burlison Rd.  
Turn Left at Moonrise Ln.

## Tax Information

Estimated Tax Rate: \$3.50 per \$100 of appraised valuation

## Home Owners Association

Imperial Forest HOA  
Estimated HOA Dues: \$330 per year

## Schools

Sheldon ISD  

- Royalwood (Elementary School)
- C.E. King (Middle School)
- C.E. King (High School)

## Community Details

This Family-oriented community is conveniently located in northeast Houston off Beltway 8 and Uvalde Rd. Residents can enjoy an easy commute to Downtown Houston, The Medical Center and Bush Intercontinental Airport. This conveniently located community is perfect for your new Plantation Home!

## Amenities

- Family-oriented community located in northeast Houston off Beltway 8 and Uvalde Rd.
- Easy access to Beltway 8, I-10 and the 610 Loop
- Easy commute to Downtown Houston, The Medical Center and Bush Intercontinental Airport
- Close proximity to area shopping (Deerbrook Mall and Baybrook Mall) and grocery stores
- Best Buy and JC Penney both located at Wallisville & Bltwy. 8
- YMCA, Wal-Mart Super Center, Foodtown, Lowe's, Choo-Choo's Family Fun Center, Palais Royal, Buffalo Wild Wings and Applebee's are all in close proximity
- Minutes from San Jacinto College - North Campus & Sheldon Lake State Park
- Sheldon 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
13726 Westminster Glen Ln 4750 B / Mantua II	2012	2.0	4	U	2/1	2.0	\$178,000	Ready Now!

## Community Plans

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

### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4787 / Helmsley	1311	1.0	3	D	2/0	2.0	\$135,990
4786 / Putnam III	1421	1.0	3	D	2/0	2.0	\$140,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$145,990
4784 / Godfrey II	1748	1.0	4	D	2/0	2.0	\$148,990
4791 / Salvia	1793	1.0	3	D	2/0	2.0	\$149,990
4827 / Kendelton II	1950	1.0	3	D	2/0	2.0	\$154,990
4750 / Mantua II	2012	2.0	4	U	2/1	2.0	\$161,990
4800 / Huntington II	2264	2.0	4	D	2/1	2.0	\$164,990
4780 / Wellfleet II	2455	2.0	4	U	2/1	2.0	\$167,990
4783 / Templeton II	2183	2.0	4	D	2/1	2.0	\$168,990
4796 / Seely I	2486	2.0	4	U	2/1	2.0	\$174,990
4826 / Woodbranch II	2592	2.0	4	D	2/1	2.0	\$184,990



### Disclaimers, Terms and Conditions of Use.

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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
- Raised panel interior doors
- Wood grain textured interior doors
- Dramatic entries with choice of vinyl flooring
- Satin nickel door hardware
- Custom designer lighting package
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves (per plan)
- 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 GE® freestanding gas range and GE® dishwasher
- Vent hood with multiple speeds vented outside the home
- 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, with full rolled backsplash
- 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)
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

## Baths

- Cultured marble garden tub in master bath

for ultimate relaxation

- Separate glass-enclosed shower with marble surround
- Cultured marble seat (some shower enclosures)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Custom quality oak stained vanities in all baths
- Magazine rack in master bath
- Single medicine cabinet in master bath
- Cultured marble bath surrounds in all baths
- Porcelain pedestal sink in powder room (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
- 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 for ceiling fans
- Master bedroom, game room and family room blocked and wired for ceiling fan
- 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
- Breaker box in garage
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Fully installed alarm system with optional monitoring for peace of mind
- Master bath pre-wired for a glass break detector

## Exterior Features

- Choice of award winning exterior elevations
- Optional stone elevations (per plan)
- Classic design exteriors with prestigious appearance
- Brick on three sides (designated areas)
- Choice of exterior trim color(s) from color palette
- Custom cast stone address plaque (per plan)
- Front coach light with photocell for convenience
- Energy efficient insulated metal 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
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- One live oak in front yard
- One tree planted between sidewalk and curb enhancing the curb appeal of the



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home

- 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

- 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
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Attractive, double-pane, low-e windows provide energy efficiency and lower utility costs
- 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
- 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
- Additional A/C return in master bedroom

for better comfort

- 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
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- 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, master bedroom and game room
- 16 SEER high efficiency air conditioning system(s)
- R-15 insulation in exterior air conditioned walls



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