



## Lake at Golfcrest

From the \$190's

2510 Hook Left Drive

Houston, TX 77089

**Phone:** (281)485-5958

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### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Elke Perry



Tania Litvin  
*Ukrainian, Russian*

### Driving Directions

#### From Highway 288 South:

Left on Beltway 8, Exit Blackhawk and turn right, Pass Hughes Rd. at stop sign, Turn right on Hughes Ranch Rd.

#### From 1-45 South:

Exit Beltway 8 West, Exit Blackhawk and turn left, Pass Hughes Rd. at stop sign, Turn right on Hughes Ranch Rd.

### Tax Information

Estimated Tax Rate: \$2.54 per \$100 of appraised valuation

### Home Owners Association

Vanmor Properties

Estimated HOA Dues: \$410 per year

### Schools

Pasadena ISD

- Southbelt (Elementary School)
- Melillo (Middle School)
- Thompson (Junior High School)
- Dobie (High School)

### Community Details

Lake at Golfcrest is a beautiful family-oriented boutique community in southeast Houston. This charming community is centered on a amenity lake with walking trails which further enhance the appeal of the neighborhood. With all the growth in the area, including new shopping and dining venues, this charming community is truly an exceptional community for your new Plantation Home!

### Amenities

- Located in South Houston off Beltway 8 between Highway 288 and I-45
- Easy access to Hobby Airport, Downtown Houston, Beltway 8 / Sam Houston Tollway, Highway 288, and I-45
- Close proximity to area shopping, grocery stores and restaurants including Pearland Parkway Town Center and Baybrook Mall
- Close Proximity to Memorial Herman Southeast Hospital
- Golfcrest Country Club, Timber Creek Golf Club, Clear Lake Golf Club, and Bay Oaks Country Club nearby
- Walking trails around a featured amenity lake with a fountain and stocked for fishing within the community
- Pasadena 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
2513 Golf Ridge Cr 5906 B / Gentry III	2618	2.0	4	D	2/1	2.0	\$263,417	Ready Now!
9615 Fastgreen Cr 5924 C / Lowther IV	3286	2.0	4	D	3/1	2.0	\$269,990	Ready Now!

### Community Plans

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

#### Regency Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5347 / Chancery VIII	1759	1.0	4	D	2/0	2.0	\$191,990
5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$201,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$208,990
5391 / Kilgore	2119	1.0	3	D	2/0	2.0	\$213,990
5948 / Weatherford	2110	1.0	4	D	2/0	3.0	\$217,990
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$218,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$227,990
6460 / Spring	2384	1.0	4	D	2/0	2.0	\$229,990
5906 / Gentry III	2563	2.0	4	D	2/1	2.0	\$234,990
5350 / Worthington IV	2700	2.0	4	D	3/1	2.0	\$241,990
6343 / Colonial II	2892	2.0	4	D	3/1	3.0	\$247,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$248,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$249,990



#### 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. 5/23/2012

6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$256,990
5385 / Delfina IV	3072	2.0	5	D	3/1	2.0	\$260,990



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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
- 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® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver 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
- Elegant crown moulding in selected areas lends a classic look to the interior
- Optional fireplace with decorative mantel and gas log lighter
- 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
- Wide Décor rocker light switches
- Satin nickel finish 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 glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Rain glass at master bath window
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble bath surround in hall bath(s)
- Cultured marble seat (some shower enclosures)
- 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 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
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)

## Classic Exteriors

- Two live oaks in front yard
- Elegant stained mahogany front door
- Thermo-insulated security rear door with full light and dead bolt
- American-made clay brick
- Brick on three 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
- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware

## 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 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



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- 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
- Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- 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
- 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 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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