



## Lakes of Pine Forest

### Elite Series

From the \$190's

4726 Tahoe Canyon Lane  
Houston, TX 77084

Phone: (281)859-7486

Fax: (281)859-7624

### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Lindon Williams



Carlos Valle  
*Spanish*

### Driving Directions

#### From I-10 West:

Right on Hwy 6/Addicks Satsuma Rd.,  
Left on Clay Road,  
Right on Windsong Trail,  
Right on Lakes of Pine Forest Dr.,  
Right on Tahoe Canyon Ln.

### Tax Information

Estimated Tax Rate: \$3.17 per \$100 of  
appraised valuation

### Home Owners Association

Lakes of Pine Forest HOA  
Estimated HOA Dues: \$567 per year

### Schools

- Cypress-Fairbanks ISD
- Wilson Elementary School  
(Elementary School)
  - Watkins Middle School (Middle  
School)
  - Cypress-Lakes High School (High  
School)



### Community Details

The Elite Series of Lakes of Pine Forest offers attractive homesites with flexible designs by Plantation Homes and plenty of room for your family to experience this community and all it has to offer.

### Amenities

- Charming community located off Windsong Trail just North of Clay Rd.
- Easy access to I-10, Highway 6, and US 290
- Minutes from Bear Creek Pioneers Park, which offers: 8 covered pavilions, barbeque grills, picnic tables, playgrounds, a 3.5 mile nature trail, a 2 mile jogging trail, soccer fields and baseball/softball fields
- Pine Forest Country Club (Private Course), located on Clay Rd., features a 27 hole golf course and tennis club
- Public golf courses, totaling 54 holes, including a Masters course, nearby
- Lakes with fountains featured throughout community
- Walking and jogging trails are located within community
- Recreation center that includes a Jr. Olympic size pool and a wading pool
- Cy-Fair ISD

### Community Plans

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

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5948 / Weatherford	2110	1.0	4	D	2/0	3.0	\$200,990
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$200,990
5935 / Corsicana II	2480	1.0	4	D	2/0	2.0	\$202,990
6480 / Orange	2605	1.0	4	D	2/0	2.0	\$209,990
6281 / Sydney	2461	1.0	4	D	2/1	2.0	\$211,990
6460 / Spring	2384	1.0	4	D	2/0	2.0	\$212,990
5906 / Gentry III	2563	2.0	4	D	2/1	2.0	\$221,990
5947 / Meridian II	3086	2.0	4	D	3/0	3.0	\$232,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$233,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$237,990
6457 / Beckville IV	2973	1.0	4	D	2/1	2.0	\$238,990
5950 / Delfina V	3412	2.0	5	D	3/1	2.0	\$243,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$244,990



#### Disclaimers, Terms and Conditions of Use.

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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 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 crown moulding in selected areas lends a classic look to the interior
- 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 in a variety of choices
- Elegant stairways with stained handrail and painted balusters in designated areas
- Custom designer lighting package

- Venetian bronze door hardware
- Raised panel interior doors
- Wood grain textured 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)
- 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
- Rain glass at master bath window
- Cultured marble vanity tops with integral sinks in secondary baths
- His and Hers maple vanity cabinets in master bath add beauty to function
- His & Hers Hi-Hi vanities in master bath (per plan)
- 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 shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- 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
- Thermo-insulated security rear door with

- full light and dead bolt
- 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
- 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.
- 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
- Venetian bronze door 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)
- 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



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- 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- 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
- 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

### 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 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
- 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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