



Lakes at NorthPointe

From the \$150's

9119 Durango Point Lane

Cypress, TX 77429

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Fax: (281)501-8148

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Keri Claybourn

Driving Directions

THIS MODEL IS CLOSED

PLEASE VISIT OUR

PLANTATION MODEL

IN VINTAGE ROYALE

FOR SALES INFORMATION

From Beltway 8:

Take 249 North,

Turn right on Louetta Road,

Turn left on Vintage Preserve Parkway,

Turn left on Durango Point Lane

Tax Information

Estimated Tax Rate: \$3.38 per \$100 of appraised valuation

Home Owners Association

Lakes at NorthPointe Homeowners Association

Estimated HOA Dues: \$780 per year

Schools

Tomball ISD

- Willow Creek Elementary School - Exemplary (Elementary School)
- NorthPointe Intermediate School - Exemplary (Intermediate School)

Community Details

Lakes at NorthPointe is a beautiful wooded community conveniently located off Spring Cypress Rd., with easy access to both Highway 249 and US 290. This peaceful Tomball neighborhood features a recreation center, complete with playgrounds and a Jr. Olympic size pool, plus tennis courts. With all this and more, Lakes at NorthPointe is a perfect setting for your new Plantation Home!

Amenities

- Beautiful wooded, peaceful community in northwest Houston located off Highway 249 and Spring Cypress Rd. between N. Eldridge and Grant Rd.
- Easy access to Hwy 249, US 290, Hwy 6, Beltway 8 and FM 1960
- Close proximity to shopping (Willowbrook Mall), grocery stores (Kroger, Randalls, HEB Vintage Market), and restaurants
- Willowbrook 24 Theatre and Silverado Theatre with IMAX both nearby
- Major employers such as Hewlett Packard, Tomball Regional Hospital and Willowbrook Medical Center just minutes away
- Both Cypress Golf Club and Longwood Golf Course are nearby
- Community features include a 3-acre park on a scenic lake, tennis courts, recreation center, and two swimming pools
- Tomball 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
14430 Leaning Aspen Ct 4817 D / Kendelton	1845	1.0	4	D	2/0	2.0	\$174,945	Ready Now!



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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. 2/4/2012

- Willow Wood Jr. High School (Junior High School)
- Tomball High School (11th - 12th) (High School)
- Tomball Memorial High School (9th - 10th) (High School)



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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
- Optional bonus spaces available on many plans
- Personal appointment with a Professional Decorator Consultant at the Design Center
- Dramatic entries with your choice of ceramic tile
- Nine-foot ceiling heights in many areas adds spaciousness
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Raised panel interior doors
- Satin nickel door hardware
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Optional fireplace with decorative mantel and gas log lighter

Kitchens

- Superior quality appliance package includes gas range, spacesaver microwave and dishwasher
- Exterior vented microwave oven
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Island work centers on many plans
- Moen® chrome faucet with vegetable sprayer
- 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)
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups

Baths

- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with tile surrounds (some plans)
- 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
- Magazine rack in master bath
- Ceramic tile flooring in entire master and hall baths
- Ceramic tile in powder room
- Cultured marble bath surround in hall bath(s)
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Porcelain pedestal sink in powder room (per plan)
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (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
- Engineered walls and roof system
- 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
- 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
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind

Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Choice of exterior trim color(s) from color palette
- Brick paved front porches (per plan)
- Brick on three sides with full brick on the front of two story homes
- Custom cast stone address plaque with



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- logo (per plan)
- Stained fiberglass 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
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Oversized homesites available
- Oversized 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 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
- We performance test every home for air leakage
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 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
- Air tight polysealant around windows and doors
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Energy saving gas heating system with electronic ignitor (no pilot)
- Additional A/C return in master bedroom for better comfort
- Programmable thermostat(s)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows

- the HVAC system to function at peak efficiency
- 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)
- 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)
- High efficiency energy saving gas water heater(s)
- R-15 insulation in exterior air conditioned walls



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