



Lakeshore

Lakeshore

From the \$130's

13207 Gentle Water Dr.

Houston, TX 77044

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Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Jadrian Mitchell



Robert Henss

Driving Directions

From US-59 North:

Exit Beltway 8 Frontage Rd.,
Travel East on Beltway 8 for 6 miles,
Left on W. Lake Houston Pkwy.,
Travel 4 miles,
Left on Lakeshore Landing Dr.,
Left on Grassy Shores Ln.,
Left on Gentle Water Dr.

From 1960 East:

South on W. Lake Houston Pkwy for 3.2 miles,
Right on Lakeshore Landing,
Left on Grassy Shores Ln.,
Left on Gentle Water Dr.

Tax Information

Estimated Tax Rate: \$3.67 per \$100 of appraised valuation

Home Owners Association

Lakeshore Community Association, Inc.
Estimated HOA Dues: \$675 per year

Schools

Community Details

In Lakeshore, you'll find an ideal blend of open space and comfortable lifestyle that is just minutes away from shopping venues, restaurants and schools. A state of the art playground is nestled safely within this family oriented community. This relaxed comfortable lifestyle community sets a tone that is perfect for your new Plantation Home!

Amenities

- A 440-acre lakeside community planned for 1,500 homes, conveniently located in northeast Houston just 6 miles east of US-59 off Beltway 8 on the west shore of Lake Houston
- Easy access to FM 1960, US 59, Hardy Tollway and Sam Houston Tollway
- Residents can quickly travel to major employment, recreation and shopping areas in Downtown Houston, as well as Bush Intercontinental Airport, Texas Medical Center, Lone Star College - Atascocita Branch just outside the community, Lake Houston and the Galleria
- Close proximity to area shopping (Deerbrook Mall), restaurants, and other entertainment venues off FM 1960
- Kroger & HEB grocery stores located at FM 1960 and W. Lake Houston Pkwy.
- New HEB open at W. Lake Houston Pkwy. and Sam Houston Tollway
- Redstone Golf Club, an 18-hole private course (home of the Shell Houston Open) just off Wilson Rd. and Beltway 8, and Tour 18, an 18-hole public course off FM 1960 that reproduces 18 legendary golf holes, just minutes away
- Lifetime Fitness located nearby Now Open
- Water inlet off Lake Houston meanders into the community with a walking trail
- Mini-parks located throughout the community
- A 3,800 square foot Recreation Center with a grand room, fitness center, exercise room, game room, kitchen and children's corner
- Jr. Olympic-sized swimming pool with a children's pool
- Two lighted tennis courts near the recreation center
- Children's playground and covered pavilion with picnic tables
- Primrose School of Lake Houston and Kids R Kids Daycare just minutes away on W. Lake Houston Pkwy.
- Lone Star College satellite campus within community
- Humble ISD

Community Plans

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

Cottage Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4787 / Helmsley	1311	1.0	3	D	2/0	2.0	\$131,990
4806 / Chablis III	1369	1.0	3	D	2/0	2.0	\$132,990
4786 / Putnam III	1421	1.0	3	D	2/0	2.0	\$136,990
4819 / Mission	1574	1.0	3	D	2/0	2.0	\$140,990
4820 / Kingsville	1577	1.0	3	D	2/0	2.0	\$142,990
5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$147,990
5288 / Osborne	2121	1.0	3	D	2/1	2.0	\$155,990
4804 / Huntington III	2220	2.0	4	D	2/1	2.0	\$159,990



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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. 5/23/2012

- Exemplary Rated Lakeshore (Elementary School)
- Woodcreek (Middle School)
- Summer Creek (High School)

5348 / Chiswick XIV	2168	2.0	4	D	2/1	2.0	\$160,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$163,990
4821 / Woodbranch	2630	2.0	4	D	2/1	2.0	\$170,990
5363 / Liam V	2468	2.0	4	D	3/1	2.0	\$170,990



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Features - Standard Features

Ideal Kitchens

- Moen® faucet with vegetable sprayer
- Choice of decorator laminate countertops in a variety of colors
- Durable 8" deep stainless steel sink with garbage disposal
- 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 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
- Exterior vented microwave oven
- GE® stainless steel superior quality appliance package includes gas range, spacesaver microwave and dishwasher

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- 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
- Satin nickel finish door hardware
- Arched, raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod
- Tall ceiling heights throughout the home adds volume and spaciousness

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
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- 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 flooring in master water closet
- 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
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Walk-in closets (in designated areas)

Classic Exteriors

- One tree in front yard
- Fiberclassic front door with choice of stain or paint
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Resilient shingles with 25 year warranty
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque
- 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

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 drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- 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



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walls

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- All bedrooms and game room blocked and wired for ceiling fans
- 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
- 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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