



## Northwest Park Colony

From the \$120's

12650 Ginger Cove Lane  
Houston, TX 77086  
**Phone:** (281)847-5215  
**Fax:** (281)847-4274

### Sales office hours:

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



Eric Spataro  
*Spanish*

### Driving Directions

#### From Beltway 8:

Head South on SH 249,  
Right on Smiling Wood Ln.,  
Left on Park Colony Point Lane,  
Left on Mimosa View Ln.,  
Right on Ginger Cove Ln.

### Tax Information

Estimated Tax Rate: \$2.71 per \$100 of  
appraised valuation

### Home Owners Association

Northwest Park Colony Homeowners  
Association  
Estimated HOA Dues: \$420 per year

### Schools

Klein ISD

- Epps Island Elementary School  
(Elementary School)
- Klein Intermediate School (Middle  
School)
- Klein Forest High School (High  
School)

### Community Details

Northwest Park Colony a family-oriented community, just off SH 249 and inside Beltway 8, is located in the heart of Houston. Easy access to multiple highways including 249, Beltway 8 and Loop 610 provide quick commutes and access to area attractions such as Sam Houston Race Park and Willowbrook Mall. Northwest Park Colony where children attend Klein ISD schools offers a great location for your new Plantation Home.

### Amenities

- Peaceful community conveniently located on the northwest side of Houston off SH 249 inside Beltway 8
- Easy access to SH 249, Beltway 8, Loop 610 and I-45
- Sam Houston Race Park nearby features horse racing, as well as, concerts
- Close proximity to area shopping including Willowbrook Mall and Greenspoint Mall and various restaurants
- Kroger's grocery store and Starbucks drive-thru just minutes from community
- Minutes from Greenspoint Business District and Bush Intercontinental Airport
- Proposed playground and park area within the community
- Low Taxes
- Klein ISD

### 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	\$129,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$137,990
4792 / Bassett	1581	1.0	4	D	2/0	2.0	\$137,990
4784 / Godfrey II	1748	1.0	4	D	2/0	2.0	\$141,990
4817 / Kendelton	1845	1.0	4	D	2/0	2.0	\$144,990
4829 / Kendelton III	2017	1.0	4	D	2/0	2.0	\$149,990
4794 / Eaglewood II	2477	2.0	4	U	2/1	2.0	\$158,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$161,990
4831 / Templeton V	2208	2.0	4	D	2/1	2.0	\$165,990
4826 / Woodbranch II	2592	2.0	4	D	2/1	2.0	\$171,990



#### 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. 5/17/2012

# Features - Standard Features

## Ideal Kitchens

- 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
- 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
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- GE® Superior quality appliance package includes freestanding gas range and GE® dishwasher
- Vent hood with multiple speeds vented outside the home

## Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Choice of attractive vinyl flooring
- 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
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with choice of vinyl flooring
- Custom designer lighting package
- Satin nickel finish door hardware
- Raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

## Luxurious Baths

- Choice of attractive vinyl flooring
- Optional shower with glass door

- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble vanity tops with integral sinks in secondary baths
- Cultured marble bath surround in hall bath(s)
- Cultured marble master bath surrounds
- Optional dual sink in master bath
- Porcelain pedestal sink in powder room (per plan)
- 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 planted between sidewalk and curb enhancing the curb appeal of the home
- Two trees in front yard
- Fiberclassic front door with choice of stain or paint
- American-made clay brick
- Brick paved front porches (per plan)
- Seamless aluminum gutters (in designated areas)
- Resilient shingles with 25 year warranty
- Choice of award winning exterior elevations including optional front porches
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Two-tone paint on front elevations
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

## Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- 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)
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 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
- 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 criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- 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



### 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. 5/17/2012

## 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 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
  - Engineered walls and roof system
  - Engineered, certified and individually inspected foundations
  - On site custom framing
  - 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.



### 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. 5/17/2012