



## Park Lakes

### Park Lakes Estates

From the \$150's

4606 Abide Gardens

Humble, TX 77396

Phone: (281)812-9700

Fax: (281)812-0500

#### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Bobby Sharp



Natalie Keltsch



Cyndi Kornegay



Khris Sutton

### Driving Directions

#### From US 59 North:

East on Beltway 8 Frontage Rd.,

Left on Wilson Rd.,

Right on Loggia Ln.,

Right on Palmetto Lakes Dr.

Left on Blanca Terrace Dr.

Right on Abide Gardens Dr.

### Tax Information

Estimated Tax Rate: \$3.83 per \$100 of appraised valuation

### Home Owners Association

PCMI

Estimated HOA Dues: \$1,045 per year

### Schools

Humble ISD

- Park Lakes (Elementary School)



### Community Details

This private gated section features a gazebo, fountain and children's playground with bike trail. Park Lakes Estates offers a piece of mind when it comes to comfort. At Plantation Homes we value our reputation of quality, design, flexibility and customer service. It is no wonder that Park Lakes Estates is the most comfortable place for your new Plantation Home!

### Amenities

- A 1,500-acre, master-planned community located in northeast Houston off Beltway 8 just East of US 59 North (across from Redstone Golf Club, home of the Shell Houston Open)
- Estimated Drive Times: Bush Intercontinental Airport 19.5 minutes; Greenspoint 19.5 minutes; Central Business District 31 minutes, Texas Medical Center 37.5 minutes, Galleria 42 minutes
- Minutes from Lake Houston, Kingwood College and Bush Intercontinental Airport
- Easy access to FM 1960, US 59, Hardy Tollway and Sam Houston Tollway
- Close proximity to area shopping (Deerbrook Mall), restaurants and other entertainment venues
- Park Lakes Landing, located in front of the community, a 43-acre multi-tenant retail shopping center anchored by a Super Wal-Mart, Capital One Bank, Wachovia Bank and includes a Chick-Fil-A, Starbucks, Whataburger
- Park Lakes is a "PowerHouse Community" powered by Comcast which gives each resident discounted bulk services, including High-speed internet, Digital Cable, and Home Security Monitoring
- 6.5-acres of lakes bordered by walking trails throughout the community
- Park Lakes Estates is a private gated section and features a gazebo, fountain and children's playground with bike trail.
- A Clubhouse with covered porches in Canyon Gate
- SplashPad Texas, a fun-filled water/play park which includes a beach entry splash pool with slide and spray features, large shade structures, children's playscape and soccer fields is located in Canyon Village at Park Lakes which is accessible to Canyon Gate residents
- A cabana with changing rooms and full-service kitchen w/ pass-thru service window located at entrance of SplashPad Texas located in Canyon Village at Park Lakes
- Humble 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
4434 Mallory Creek Dr 5356 E / Stuart V	2112	1.0	4	D	2/0	2.0	\$183,845	3

### Community Plans

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

#### Signature Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$150,990



#### 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

- Humble (Middle School)
- Summer Creek (High School)

5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$155,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$167,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$168,990
4800 / Huntington II	2264	2.0	4	D	2/1	2.0	\$169,990
5383 / Corsicana	2243	1.0	4	D	2/0	2.0	\$175,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$184,990
5363 / Liam V	2513	2.0	4	D	2/1	2.0	\$185,990
5362 / Earle II	2639	2.0	4	D	3/1	2.0	\$189,990
5350 / Worthington IV	2700	2.0	4	D	3/1	2.0	\$194,990



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# Features - Standard Features

## Ideal Kitchens

- Moen® stainless steel faucet with pullout 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 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 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
- 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
- Custom designer lighting package
- Venetian bronze light fixtures
- Venetian bronze door hardware
- Arched, 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

- Optional shower with glass door
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Cultured marble vanity tops with integral sinks in secondary baths
- His & Hers Hi-Hi vanities in master bath (per plan)
- 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 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)
- 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
- Moen® brushed nickel plumbing fixtures in the master bath and secondary baths add a timeless look

## Classic Exteriors

- One tree in front yard
- Elegant stained mahogany front door
- 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
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.

- Wooded homesites available
- 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

## 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



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- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- 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 kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, family room, all bedrooms, game room, and study (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
- 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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