



## Sienna Plantation

### Heritage Trails

From the \$310's  
Missouri City, TX 77459  
**Phone:** (281)778-3460  
**Fax:** (281)778-3462

### Sales office hours:

Model Home is closed. Please visit us at our Coventry model in Riverstone.



Kelsey Nelson



Sharmin Daredia  
*South Asian*

### Driving Directions

**Please Visit our Coventry Model  
in Riverstone for Sales Information**

### From US 59 South:

Exit Highway 6 and turn left,  
Travel 4.2 miles South on Hwy. 6,  
Right on University Blvd./Murphy Rd.,  
Left on LJ Pkwy.,  
Right on Legacy Ridge

### Tax Information

Estimated Tax Rate: \$3.23 per \$100 of appraised valuation

### Home Owners Association

Sienna Plantation Residential  
Homeowners Association  
Estimated HOA Dues: \$945 per year

### Schools

Fort Bend ISD  
• Exemplary Rated Scanlan Oaks



### Community Details

Homes in the Village of Waters Lake boast features such as ceramic tile flooring in both the kitchen and bath areas, and a chef's dream, a stainless steel appliance package, just to name a few. Located next to Sienna Stables and Camp Sienna, this section is also just a short bike ride away from both the water park, and the community amphitheater, which shows movies, hosts concerts, and is home to the annual 4th of July fireworks display. All this and more make Sienna Plantation Villages of Waters Lake the perfect fit for your new Plantation Home.

### Amenities

- Conveniently located in southwest Houston, just off Highway 6, offering easy access to the Fort Bend Toll Road
- Close proximity to HCC, HEB Grocery, Wells Fargo Bank, golf course with clubhouse and Sienna Grille
- Situated along 4.5 miles of the scenic Brazos River
- Located in a prestigious 7,300-acre master-planned community of Sienna Plantation
- Over 2,000 acres dedicated to parkland, golf, recreational areas, lakes and undeveloped green space
- Outstanding community amenities include a state-of-the-art fitness center, plus a sports center with baseball, softball, and soccer fields
- Community recreation center has a resort-quality water park, outdoor amphitheater, equestrian center and children's play areas
- Ridge Point High School in Sienna is Fort Bend's much-anticipated 11th high school, is now open
- Fort Bend 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
8211 Otter Creek Wy 6459 C / Beckville VI	3421	1.5	4	D	3/1	2.0	\$319,990	Ready Now!



#### 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

(Elementary School)

- Billy Baines (Middle School)
- Ridge Point (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 two step crown moulding in selected areas lends a classic look to the interior
- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Raised panel interior doors
- Satin nickel door hardware
- Wide Décor rocker light switches
- Cobblestone Collection light package offers a rustic finish
- Two-tone interior paint
- Elegant stairways with stained handrail and wrought iron balusters
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Attractive fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround

## Kitchens

- GE® stainless steel appliance package includes: gas cooktop, dishwasher, self-clean oven and spacesaver microwave.
- Exterior vented microwave oven
- Custom quality oak or maple accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry

- Choice of countertops made of either granite or Dupont Corian®, a solid and durable surface, available in a variety of colors
- Island work centers on many plans
- Moen OneTouch® faucet with pullout 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 undermount sink with garbage disposal allows for easy clean-up
- 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 with soothing hydro jets 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
- Ceramic tile bath surrounds in all baths
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Magazine rack in master bath
- Ceramic tile flooring in entire master and hall baths
- Ceramic tile in powder room
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Rain glass at master bath exterior window
- Cultured marble pedestal sink in powder room creates a classic look (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
- 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
- Master bedroom, game room and family room blocked and wired for ceiling fan
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Prewired for phone in kitchen, all bedrooms and game room (if applicable)
- Prewired for cable TV in family room, all bedrooms, 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



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- speed internet access
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind
- Prewired for motion detector in family room and prewired keypad in master bedroom

## Exterior Features

- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Two-tone paint on front elevations
- Brick paved front porches (per plan)
- Brick on four sides (designated areas)
- American-made brick (designated areas)
- Custom cast stone address plaque (per plan)
- Elegant, stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with full light and dead bolt
- Attached and detached garages (per plan)
- Steel overhead garage door(s)
- Breezeway on detached garages (per plan)
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- Two trees in front yard
- Two trees planted between sidewalk and curb enhancing the curb appeal of the home
- Six-foot cedar fenced back yard for privacy
- 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
- 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 Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- Homes built to meet stringent Environments for Living™ Platinum Level

criteria which exceeds Energy Star® program requirements

- 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
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Energy saving gas heating system with electronic ignitor (no pilot)
- Dual or zoned A/C system (per plan)
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- 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)
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- 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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