



## Spring Trails

From the \$150's

27507 Ginny Cove Ct  
Spring, TX 77386  
**Phone:** (832)813-8506  
**Fax:** (832)813-8672

### Sales office hours:

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



Lynn Fudge

### Driving Directions

#### From Hardy Toll Rd. North:

Travel Hardy Toll Road North,  
Exit Riley Fuzzel and turn Right,  
Right on Springs Trails Ridge,  
Right on Spring Trails Bend,  
Continue onto Spring Trails Park Dr,  
Right onto Vanessa Hills Dr,  
Left on Cameron Park Ln,  
Model on Ginny Cove Ct.

#### From I-45 North:

Exit Louetta Rd. and turn Right,  
Left on Aldine Westfield,  
Right on Riley Fuzzel Rd.,

Right on Springs Trails Ridge,  
Right on Spring Trails Bend,  
Continue onto Spring Trails Park Dr,  
Right onto Vanessa Hills Dr,  
Left on Cameron Park Ln,  
Model on Ginny Cove Ct.

### Tax Information

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

### Home Owners Association



### Community Details

Located just three miles from Old Town Spring the master-planned community of Spring Trails includes 400 acres of forest, over 10 miles of nature trails to hike and bike, and a 5 acre fishing pond. Spring Trails has accessibility to many of Houston's major roadways including I-45 and Sam Houston Tollway. Bike trails within the community connect villages to various amenities, including a fully stocked fishing pond, pool, cabana and playgrounds. With all the comfort and charm of this community located on a nature preserve, Spring Trails is the natural fit for your new Plantation Home.

### Amenities

- A wooded, master-planned community with over 400 acres of forest dedicated to nature and open space, just 3 miles East of Old Town Spring
- Easy access to I-45, Sam Houston Tollway (Beltway 8), Hardy Tollway, George Bush Intercontinental Airport, and the Woodlands Express Park & Ride
- Less than 35 minutes from downtown Houston with easy access to anywhere in Houston, Spring, and The Woodlands vicinity
- Cardinal Sports Park, a multi-use sports center, 4 tennis courts, a walking track, a basketball courts, picnic area, and third playground located in the community
- Minutes from Lone Star Montgomery and North Harris College campuses, the University Center, The Woodlands, Six Flags Splashtown and Old Town Spring
- Close proximity to shopping (Woodlands Mall, Market Street, Portofino), grocery stores, banks, restaurants, and much more
- Homesites located in the village of Pecan Point
- Over 10 miles of hike and bike trails
- Parks, playgrounds, and a fully stocked fishing pond located in the community
- 3.2 acre Recreation Center nestled in the trees featuring tot pool, family pool, lap pool, cabana, and playground
- Sue Park Broadway Elementary School pre-K thru 4 is located within the community and Tom Cox Intermediate and York Junior High are in adjoining neighborhoods.
- Conroe 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
27507 Ginny Cove Ct 4817 D / Kendelton	1845	1.0	3	D	2/0	2.0	\$250,559	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

Spring Trails Homeowner's Association  
Estimated HOA Dues: \$700 per year

## Schools

Conroe ISD

- Sue Park Broadway Elementary School (Elementary School)
- Tom Cox Intermediate School (Intermediate School)
- York Junior High School (Junior High School)
- Oak Ridge High School (9th Grade Campus) (High School)
- Oak Ridge High School (10-12) (High School)



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# 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
- 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
- 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
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with your choice of ceramic tile
- Custom designer lighting package
- Wide Décor rocker light switches
- Satin nickel finish door hardware
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

## 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
- Rain glass at master bath window
- 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 shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

## Classic Exteriors

- One live oak in front yard
- Fiberclassic front door with choice of stain or paint
- American-made clay brick
- Brick on three sides (designated areas)
- Brick paved front porches (per plan)
- Seamless aluminum gutters (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- 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)
- 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
- Dual or zoned A/C system (per plan)
- 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 fiberglass 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 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



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## Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Freezer plug in garage
- 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
- 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



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