



## Stillwater Village

From the \$220's  
Cypress, TX 77429  
**Phone:** (713)898-9722  
**Fax:** (281)646-0312

**Sales office hours:**  
By Appointment Only



Cyndi Kornegay

### Driving Directions

**MODEL IS CLOSED**  
**PLEASE CALL TO SCHEDULE AN APPOINTMENT**

**From US 290 West:**  
**Right on Telge Rd.,**  
**Right on Baileys Crossing Drive**

### Tax Information

Estimated Tax Rate: \$2.77 per \$100 of appraised valuation

### Home Owners Association

Estimated HOA Dues: \$600 per year

### Schools

- Cypress-Fairbanks ISD
- Hamilton Elementary School - Exemplary (Elementary School)
  - Hamilton Middle School - Exemplary (Middle School)
  - Cy-Fair High School (High School)

### Community Details

Stillwater Village an intimate, lakeside community in northwest Houston located off US 290 and Telge Rd. is conveniently located near Houston's major travel corridors including Hwy. 290, FM 1960 and Beltway 8. Here residents can enjoy such amenities as carefully preserved wooded areas with walking trails, and a fully equipped play area for children. Stillwater Village also offers accessibility to area golf courses and other area attractions such as Willowbrook Mall. Come home to your new Plantation Home in Stillwater Village today!

### Amenities

- Peaceful community located in northwest Houston at US 290 off Telge Rd.
- Easy access to US 290, Sam Houston Tollway, Hwy. 6 and FM 1960
- Randall's grocery store located at Barker Cypress and US 290
- Close proximity to area shopping (Willowbrook Mall), restaurants, nearby medical centers, churches and schools
- BlackHorse Golf Club (36 holes) and Longwood Golf Club (27 holes) public golf courses in close proximity
- Preserved wooded areas with lake and winding trails within community
- Fully equipped play area for children
- Cy-Fair 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
14302 Prosper Ridge Dr 5350 A / Worthington IV	2824	2.0	4	D	3/1	2.0	\$257,242	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

# 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
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Raised panel interior doors
- Satin nickel door hardware
- Wide Décor rocker light switches
- Cobblestone Collection light package offers a rustic finish
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality 1/2 inch 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
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Silestone countertops, available in a variety of colors, offers a stylish yet durable quartz surface
- Island work centers on many plans
- 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 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 secondary baths for a timeless look
- Moen® brushed nickel plumbing fixtures in master bath and powder room 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
- Medicine cabinet in all full baths
- Ceramic tile flooring in entire master and hall baths
- Ceramic tile in powder room
- Porcelain pedestal sink in powder room (per plan)
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- 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
- Exhaust fan and air-conditioning duct in walk-in utility room
- Prewired for phone in kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for cable TV in kitchen, family room, all bedrooms, and game room (if applicable)
- Prewired for surround sound in family room for easy home theater installation
- 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
- Breaker box in garage
- Fully installed alarm system with optional monitoring for peace of mind
- Master bath pre-wired for a glass break detector
- Prewired for motion detector in family room and prewired keypad in master bedroom



### 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

## Exterior Features

- Classic design exteriors with prestigious appearance
- Choice of award winning exterior elevations including optional front porches
- Optional stone elevations (per plan)
- Brick paved front porches (per plan)
- Brick on four sides (designated areas)
- Custom cast stone address plaque (per plan)
- Elegant, stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with half light and dead bolt
- Attached garages (per plan)
- Garage door openers with two transmitters
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- One tree in front yard
- 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, driveway and patio
- Oversized, wooded homesites available
- Oversized 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)
- 15 SEER high efficiency air conditioning system(s)
- Additional A/C return in master bedroom for better comfort
- 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)
- 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
- High efficiency energy saving gas water heater(s)
- 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