



Riverstone

Stonebrook at Riverstone

From the \$290's

Model Home is Closed
Missouri City, TX 77459

Phone: (713)898-9722

Fax: (281)646-0312

Sales office hours:

Model Closed - Special Incentives on
Remaining Homesites - Call for Details



Cyndi Kornegay

Driving Directions

**Model Closed - Special Incentives on
Remaining Homesites!**

Call for an Appointment.

From US 59 N:

Left on Hwy 6
Right on Riverstone Blvd.
Right on South University
Left on Oilfield Rd.
Right on Creekstone Village Dr.
Cross over Thompson Ferry Rd. onto
Creekstone Crossing Dr.
Right on Fairwind Ln.

Tax Information

Estimated Tax Rate: \$3.39 per \$100 of
appraised valuation

Home Owners Association

Riverstone HOA
Estimated HOA Dues: \$835 per year

Schools

Fort Bend ISD
• Schiff (Elementary School)
• First Colony (Middle School)
• Elkins (High School)



Community Details

Located in the heart of thriving Fort Bend County, Riverstone is over 3,700-acres in size. Over 500 acres will be dedicated to open space, park lands and resort-style amenities, including over 20 miles of hiking and biking trails. Riverstone is also planned to offer its residents numerous recreation centers throughout the community. The existing site features a playground, tennis courts, rock waterfalls and a fishing pier, all with a stunning lake view. No matter what your age or interest, Riverstone is a luxury setting, ideal for recreation and relaxation perfect for your new Plantation Home!

Amenities

- A 3,700-acre master-planned community, located on Highway 6 south of US-59
- Easy access to US-59, Fort Bend Pkwy., Highway 288, and Beltway 8
- Close proximity to First Colony Mall, medical facilities, and entertainment venues
- Sugar Land Town Square just 3 miles from Riverstone
- Restaurants, grocery stores and retail stores located near the community
- Brazos Bend State Park nearby
- Recreation center, set to a stunning view of the lake, includes a playground, tennis courts, swimming pool, rock waterfalls, and fishing pier
- New dog park
- Fort Bend ISD



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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. 2/8/2012

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
- 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 framed moulding in formal dining room lends an air of elegance
- 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
- Cobblestone Collection light package offers a rustic finish
- Two-tone interior paint
- Elegant stairways with stained handrail and painted balusters in designated areas (per plan)
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod

Kitchens

- GE® stainless steel appliance package includes a freestanding self-clean gas range, space saver microwave, and dishwasher
- Exterior vented microwave oven
- Custom quality oak 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
- 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 stainless steel sink with garbage disposal
- 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 all baths for a timeless look
- Dual sink in master bath
- Custom quality oak stained vanities in all baths
- Ceramic tile bath surrounds in all baths
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Magazine rack in master bath
- Single medicine cabinet 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
- 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)
- 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)

- Ceramic tile shower surrounds in secondary baths

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
- Engineered walls and roof system
- 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 blocked for ceiling fans.
- Exhaust fan in all baths
- 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)
- 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
- State-of-the-art RG-6 digital ready coaxial



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cable quad shield for satellite dish and high speed internet access

Exterior Features

- Choice of award winning exterior elevations
- Optional stone elevations (per plan)
- Choice of exterior trim color(s) from color palette
- Brick paved front porches (per plan)
- Brick on four sides (designated areas)
- Custom cast stone address plaque with logo (per plan)
- Elegant, stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with full light and dead bolt
- Attached garages (per plan)
- Steel overhead garage door(s)
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- Two live oaks 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 designated areas)
- Steel reinforcement in entry walk, public walk, driveway and patio
- Oversized, wooded homesites available
- Concrete back patio allows for an outdoor dining area

Comfort & Energy Saving Features

- Bora-Care termite pre-treatment
- 95% Efficient furnaces with variable speed motors that help with humidity control
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- 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-3 sheathing on exterior wall brick 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
- Air tight polysealant around windows and doors
- 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)
- Zoned A/C system in two story and large one story plans
- 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
- Energy Star rated ceiling fans
- 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



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