



## The Manor at Canyon Lakes West

### Prestige Series

From the \$150's  
Cypress, TX 77433

**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 290 West:

Left on Barker Cypress Rd., Right on  
Longenbaugh Dr.,  
Right on Canyon Lakes Manor Dr.,  
Left on Lawson Oaks Dr.,  
Model is directly ahead

#### From I-10 West:

Right on Barker Cypress Rd.,  
Left on Longenbaugh Dr.,  
Right on Canyon Lakes Manor Dr.,  
Left on Lawson Oaks Dr., Model is  
directly ahead

### Tax Information

Estimated Tax Rate: \$3.54 per \$100 of  
appraised valuation

### Home Owners Association

PCMI

Estimated HOA Dues: \$980 per year



### Community Details

The Prestige Series of The Manor at Canyon Lakes West boasts beautiful tree-lined streets throughout this gated section offering state-of-the-art structural wiring for all your cable, phone, internet, and home security needs.

### Amenities

- 1800-acre master-planned community located off of Fry Road and Longenbaugh
- Easy access to US 290, Highway 6, FM 529, and I-10
- Houston Premium Outlets offering over 120 stores is in close proximity
- Close proximity to Highway 6 shopping venues (Katy Mills Mall, West Oaks Mall, and Willowbrook Mall), various restaurants and entertainment venues
- Canyon Lakes West is a "PowerHouse Community" powered by AT&T Uverse . This benefit gives each resident discounted bulk services, including High-speed Internet (AT&T), Digital Cable and Home Security Monitoring provided by En-Touch
- Residents enjoy access to amenities such as: a recreation center, clubhouse, Jr. Olympic size pool, exercise room, tennis courts, sand volleyball court, covered basketball pavilion, 5-acre water park, and family-sized playground area
- Acclaimed Cy-Fair ISD



#### 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. 2/8/2012

## Schools

Cypress-Fairbanks ISD

- Warner Elementary School - Exemplary (Elementary School)
- Smith Middle School (Middle School)
- Cypress Springs High School (High School)



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