



## The Manor at Canyon

### Lakes West

#### Signature Series

From the \$220'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 Signature Series of The Manor at Canyon Lakes West is situated along a community lake, which flaunts beautiful scenic views and grand homesites. Canyon Lakes West also offers state-of-the-art structural wiring for all your cable, phone, internet, home security needs and the convenience of a gated community.

#### 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) and 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 bt 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

#### 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
19811 Stanton Lake Dr 6436 B / Melrose VIII	3109	1.5	4	D	3/0	2.0	\$266,999	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. 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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# Features - Standard Features

## Ideal Kitchens

- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- 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 42" 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
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- GE® stainless steel appliance package includes: gas cooktop, dishwasher, self-clean oven and spacesaver microwave.

## 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
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Venetian bronze light fixtures
- Satin nickel finish door hardware
- Wood grain textured 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
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- His & Hers Hi-Lo vanities in master bath (per plan)
- 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
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Custom quality oak stained vanities in all baths
- Single medicine cabinet in master bath
- A/C vent(s) in master walk-in closet(s)
- Framed mirror in powder bath for a designer touch
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet

## Classic Exteriors

- Three trees in front yard
- Elegant stained mahogany front door with leaded glass inserts
- Thermo-insulated security rear door with half light and dead bolts
- American-made brick (designated areas)
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)

- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- 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)
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 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
- Soffit vents, ridge vent and/or air hawk ventilation system
- 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



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- with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- 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

### 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 kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, family room, all bedrooms, game room, and study (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 speed Internet access
- 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
- Two holiday lighting outlets at soffit with separate switch
- 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
- Optional bonus spaces available on many plans
- 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
- 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
- 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.



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