



Dominion Estates

The Villas at Dominion Estates

From the \$180's

3303 Masters Point Dr.
Houston, TX 77091

Phone: (713)681-3519

Fax: (713)680-8473

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Terry Thomas

Driving Directions

From Loop 610:

Head North on Ella Blvd.

Travel approx. 2 miles,

Cross Pinemont Dr.,

Left on Masters Point Dr.

From I-45:

Head West on Crosstimbers St.

Crosstimbers turns into W. 43rd St.,

Right on Ella Blvd.,

Cross Pinemont Dr.

Left on Masters Point Dr.

Tax Information

Estimated Tax Rate: \$2.53 per \$100 of appraised valuation

Home Owners Association

Dominion Estates Homeowners Association

Community Details

Located near the heart of Houston, The Villas at Dominion Estates is a quiet, townhome community. With easy access to many of the major freeways (Loop 610, I-45, and Hwy. 290), it is just a short drive to nearly anywhere in the city. As an extension of the existing Dominion Estates community, residents of The Villas will enjoy access to the amenities at Dominion Estates, including football and baseball fields, and a community life center. The Villas at Dominion Estates is a great spot for your new Plantation home!

Amenities

- Delightful craftsman-style townhomes create a very special and unique impression in a gated community
- Close proximity to area restaurants, grocery stores, and shopping (The Galleria, Greenspoint Mall, and Northwest Mall)
- A Community Life Center, Football and Baseball Fields located within the community
- Estimated drive times: Greenspoint business district - 13 minutes, downtown Houston - 15 minutes, Galleria area - 15 minutes, Texas Medical Center - 23 minutes
- Nearby Houston Community College (Northeast Campus), and Dominion Academy, a 200 student charter school for 5th-8th grade focusing on business and economics
- Easy access to Loop 610, I-45, and Highway 290
- Houston 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
3303 Masters Point Dr DE01 1B / DE01	2043	3.0	3	U	3/1	2.0	\$189,990	Ready Now!
3303 Home Point Dr DE01 1B / DE01	2043	3.0	3	U	3/1	2.0	\$207,135	7
3307 Home Point Dr DE01 1A / DE01	2043	3.0	3	U	3/1	2.0	\$208,610	7

Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
DE01 / DE01	2043	3.0	3	U	3/1	2.0	\$189,990



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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. 5/24/2012

Estimated HOA Dues: \$2,760 per year

Schools

Houston ISD

- Highland Heights Elementary (Elementary School)
- Williams Middle School (Middle School)
- Waltrip High School (High School)



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Features - Standard Features

Ideal Kitchens

- Choice of attractive vinyl flooring
- 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
- 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
- Exterior vented microwave oven
- GE® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Choice of attractive vinyl flooring
- Choice of plush carpet with a quality pad
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color in a variety of choices
- Custom designer lighting package
- Satin nickel finish door hardware
- Raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Choice of attractive vinyl flooring
- Optional shower with glass door
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble vanity tops with integral sinks 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
- A/C vent(s) in master walk-in closet(s)
- Magazine rack in master water closet

Classic Exteriors

- Energy efficient insulated metal front door
- Thermo-insulated security rear door with half light and dead bolts
- Stone accented elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Resilient shingles with 25 year warranty
- Garage door openers with two transmitters
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- 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
- Energy saving gas heating system with electronic ignitor (no pilot)
- 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
- 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 energy efficiency program
- 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
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Extra security pad in master bedroom
- Master bath pre-wired for a glass break detector
- Prewired for cable TV in family room and



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- 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
 - Engineered walls and roof system
 - Gated community for extra security and privacy
 - 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
 - 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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