



## The Woodlands

### Creekside Park

From the \$340's

6 Langstone Place  
The Woodlands, TX 77389

Phone: (281)351-2266

Fax: (281)351-2107

#### Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Rhonda Wright



Hank Bebee

#### Driving Directions

##### From I-45 North

Exit Woodlands Pkwy. Overpass (Exit 76B),

Travel 3.5 miles and turn

Left on Gosling Rd.,

Travel 2 miles and turn Right on  
Creekside Forest Dr.,

Stay to the right at the round about  
to continue on Creekside Forest Dr.,

Right on Havergate Dr.,

Left on Langstone Place

#### Tax Information

Estimated Tax Rate: \$3.40 per \$100 of  
appraised valuation

#### Home Owners Association

The Woodlands Township - HOA Fees of  
.32 per \$100 of appraised valuation are  
included in the annual Estimated Tax  
Rate listed above

Estimated HOA Dues: \$0 per year

#### Schools

Tomball ISD



#### Community Details

The Woodlands was named #14 by Forbes magazine in its list of Top 25 Best Places to Move in the country (July '09). From shopping on Market Street or at The Woodlands Mall, to endless dining options, picnicking in the park, or swimming laps, your playground awaits you in The Woodlands. Some of the most exceptional golf courses in the country, endless nature parks and wooded trails – these are just a few of the amenities that make The Woodlands Houston's #1 Master-Planned Community. The largest village in development is Creekside Park, the eighth and final village in The Woodlands. This 3,492 acre village will include the largest park in the Houston area at 1,700 acres and a new 6 acre YMCA. These Woodlands communities offer it all, including the perfect setting for your new Plantation Home!

#### Amenities

- Located in Houston's largest master-planned development, The Woodlands, a 28,000-acre community nestled in the forests just 27 miles north of downtown Houston
- Creekside is a 3492-acre development which will be home to 7,100 households
- Easy access to I-45, Sam Houston Tollway, Hardy Tollway and George Bush Intercontinental Airport
- Shopping (The Woodlands Mall & Market Street), restaurants and entertainment venues (Cynthia Woods Mitchell Pavilion) are within your hometown. The Woodlands Waterway, a 1.2 mile linear path with water taxis and trolleys to tour the river walk's unique restaurants, specialty shops and nightlife
- Coming Soon: Creekside Park Village Shopping Center which will include a grocery store, drug store, banks, restaurants, gift shops, DVD rentals, dry cleaning, service stations and other neighborhood conveniences
- Creekside will offer vast areas of parklands totaling 1,850 acres, including the 1,700-acre George Mitchell Nature Preserve and the 20-acre Fleming Park
- Fleming Park - 20 acres featuring tree lined promenades, naturally landscaped lake, craftsman-styled pavilion, wildlife sculpture trail, bluebonnet meadow, festival field, butterfly garden, Pine Forest picnic area, 2 football fields, large children's playground, trailhead to the George Mitchell Nature Preserve
- George Mitchell Nature Preserve - 1,700-acres, seven miles of frontage along scenic Spring Creek, hard surface hike & bike trails and soft birding trails, trailheads located in Fleming Park, hiking, kayaking, birding, camping, mountain biking
- Aquatic Center - 13-acre site at the edge of Lake Paloma, large, resort-style free form pool, serpentine tube slide, lazy river, three-lane lap pool, boathouse, gazebo & playground
- The Woodlands Country Club offers: an 18-hole Pines Course; an 18-hole Oaks Course; 18-hole Gary Player Course; 27-hole Palmer Course with new clubhouse facilities; and the Tournament Players Course
- 23 first-class lighted tennis courts (indoors and outdoors) at the Country Club
- New Creekside Park YMCA and Adventure Center featuring indoor activity center, amphitheater, day camps & children's programs and much more for residents to enjoy
- Minutes from Montgomery College and University Center
- Tomball 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
18 Homed Lark Pl 6459 B / Beckville VI	2931	1.0	4	D	2/1	2.0	\$372,186	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. 5/24/2012

Exemplary (Elementary School)

- Tomball Junior High School (Junior High School)
- Tomball High School (Junior High School)

2 Havergate Dr 6830 D / Woodville	3756	2.0	4	D	3/1	3.0	\$430,535	0
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### Community Plans

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

#### Section 9

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6459 / Beckville VI	2931	1.0	4	D	2/1	2.0	\$345,990
6476 / Shiner	2939	1.0	4	D	3/0	3.0	\$346,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$348,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$355,990
6859 / Nederland	3273	1.0	4	D	3/1	3.0	\$371,990
6830 / Woodville	3488	2.0	4	D	3/1	3.0	\$372,990
6482 / Hooks V	3255	2.0	4	D	3/0	2.0	\$374,990
6772 / Lansfaire II	3509	2.0	4	D	3/1	3.0	\$377,990
6856 / Post II	3853	2.0	4	D	3/1	3.0	\$390,990
6855 / Centerville	3545	2.0	4	D	4/1	4.0	\$399,990

#### Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6459 / Beckville VI	2931	1.0	4	D	2/1	2.0	\$342,990
6476 / Shiner	2939	1.0	4	D	3/0	3.0	\$343,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$344,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$352,990
6830 / Woodville	3488	2.0	4	D	3/1	3.0	\$369,990
6859 / Nederland	3273	1.0	4	D	3/1	3.0	\$369,990
6482 / Hooks V	3255	2.0	4	D	3/0	2.0	\$370,990
6772 / Lansfaire II	3509	2.0	4	D	3/1	3.0	\$375,990
6856 / Post II	3853	2.0	4	D	3/1	3.0	\$388,990
6855 / Centerville	3545	2.0	4	D	4/1	4.0	\$396,990



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# Features - Standard Features

## Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- Optional brick or stone cooking alcove (some plans)
- 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
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Decorative pendant light fixtures above the kitchen island add beauty to function (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
- GE® stainless steel appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Vent hood with multiple speeds vented outside the home
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" upper cabinets. Available in a choice of stain colors

## 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 1/2 inch pad
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing

- on front entry door (per plan)
- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color in a variety of choices
- Elegant stairways with stained handrail and wrought iron balusters
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches
- Venetian bronze door hardware
- 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)
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Moen® oil rubbed bronze plumbing fixtures in all baths for a timeless look
- Rain glass at master bath window
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- Acrylic garden tub in master bath for ultimate relaxation
- His & Hers Hi-Hi vanities in master bath (per plan)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile flooring in master water closet
- Ceramic tile in powder room
- 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)
- Medicine cabinets (per plan)
- A/C vent(s) in master walk-in closet(s)
- Framed mirrors in master and powder bath create a designer touch

- Secondary baths include cultured marble countertops with a simulated granite finish in a variety of colors
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

## Classic Exteriors

- Three trees in front yard
- Elegant 8' stained mahogany front door with leaded glass inserts
- 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
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- Six-foot cedar and wrought iron fence for added privacy
- Venetian bronze door hardware

## Comfort & Energy Saving Features

- 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



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- 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
- 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 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
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- 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 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
- Home office connection (two phone lines and one coaxial) in study simplifies home networking abilities
- Prewired for phone and TV combination in game room
- Prewired for cable TV in kitchen, family room and all bedrooms
- 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
- 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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