



Woodforest

From the \$270's

121 Elk Trace Parkway
Montgomery, TX 77316
Phone: (936)447-1055
Fax: (936)447-1057

Sales office hours:

Tues - Sat: 10 am - 7 pm
Sun - Mon: Noon - 7 pm



Linda Simmons

Driving Directions

THIS MODEL IS CLOSED
PLEASE VISIT OUR
COVENTRY MODEL
IN WOODFOREST
FOR SALES INFORMATION

From I-45 North:

Left on 1488,
Travel 7 miles,
Right on Honea Egypt,
Stay straight,
Honea Egypt turns into Fish Creek
Thoroughfare,
Right on Elk Trace Parkway

Tax Information

Estimated Tax Rate: \$3.24 per \$100 of
appraised valuation

Home Owners Association

Woodforest Homeowners Association
Estimated HOA Dues: \$950 per year

Schools

Conroe ISD

- Rice Elementary School (Elementary
School)



Community Details

Destined to be a leading Houston golf community, Woodforest is built around Woodforest Golf Club and right in the middle of it all being only 6 miles south of Lake Conroe and 5.2 miles north of The Woodlands. Nestled among towering pines, the community will take advantage of the area's gently rolling and heavily forested terrain. Woodforest is a project of The Johnson Development Corp., an award-winning residential and commercial land development company involved in premier Houston master-planned communities. Choose your new Plantation Home today and prepare to experience the best life has to offer and be surrounded by nature's beauty...at Woodforest - Where life Grows.

Amenities

- Woodforest is a 3,000-acre heavily wooded master-planned community which will have 5,500 homesites is just six miles west of I-45, four miles north of The Woodlands and three miles south of FM 2854
- 65' x 120' homesites
- Close proximity to The Woodlands, Lake Conroe and Tomball
- Nearby shopping center features: Kroger, Petsmart, Target, TJ Maxx, Home Depot, Chili's Applebee's, Brothers Pizza and Chick-Fil-A
- Multi-faceted community with 90 acres dedicated along Fish Creek Thoroughfare for shopping plazas offering cafes, office space, places of worship, on-site schools and a fire station
- Woodforest Golf Club at Fish Creek is a 27-hole Steve Elkington design which is open to the public daily and considered one of Montgomery County's best courses
- Walking distance to Woodforest Golf Club's Southern-style clubhouse which includes a restaurant and full-service bar
- Will feature an impressive Recreation Complex to rival Houston's finest water parks will include a free form amenity pool, slide tower and spray/water play equipment, competition pool, baby pool and nearby plaza with a massive stone front fireplace which allows for use year round
- Proposed rec center will include a community clubhouse with state-of-the-art fitness facility and meeting space to accommodate small and large gatherings
- Proposed playgrounds and an amphitheater/outdoor event area
- Will include six lighted tennis courts and one Championship court which will feature spectator seating
- 700 acres are dedicated to parks with playgrounds, open space, recreation areas and various sports fields; lakes and streams green belts and nature preserves are also featured
- Lily Pad Spraypark Now Open!
- Conroe ISD with an on-site elementary school slated to open 2012 school year

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
167 Pronghorn PI 6386 C / Melrose VII	2722	1.5	3	D	3/0	2.0	\$309,664	Ready Now!
134 Pronghorn PI 6458 B / Nederland II	2755	1.0	4	D	3/1	3.0	\$328,838	0



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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

- Harold Cryar Intermediate School (Intermediate School)
- Peet Jr. High School (Junior High School)
- Conroe High School (High School)

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6480 / Orange	2605	1.0	4	D	2/0	2.0	\$279,990
5935 / Corsicana II	2870	1.5	4	D	2/0	2.0	\$282,990
5926 / Devenport V	2905	2.0	4	D	2/1	2.0	\$286,990
6436 / Melrose VIII	2648	1.5	4	D	2/0	2.0	\$288,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$300,990
6459 / Beckville VI	2931	1.0	4	D	2/1	2.0	\$300,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$308,990
6482 / Hooks V	3255	2.0	4	D	3/0	2.0	\$314,990
6830 / Woodville	3488	2.0	4	D	3/1	3.0	\$321,990
6859 / Nederland	3273	1.0	4	D	3/1	3.0	\$325,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- 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 or maple accented raised panel cabinetry maximizes use of space with adjustable shelves on 42" upper cabinets
- 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 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
- Elegant crown moulding in selected areas lends a classic look to the interior
- 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 or wood flooring
- Environmentally friendly interior paint with contrasting wall and trim color
- Elegant stairways with oversized stained handrail, painted balusters and waterfall treads (per plan)
- Custom designer lighting package

- Wide Décor rocker light switches
- Venetian bronze door hardware
- 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
- Tall ceiling heights throughout the home adds volume and spaciousness

Luxurious Baths

- Maple vanity cabinets in all baths adds beauty to function
- 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
- His & Hers Hi-Hi 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)
- A/C vent(s) in master walk-in closet(s)
- 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)

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 or stucco accented 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.
- Wooded homesites available
- Fully sodded front and back yards
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo
- Decorative fireplace chimney shrouds
- Two-tone paint on front elevations
- Six-foot cedar fenced back yard for added privacy

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)
- 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



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- ventilation system
- Dual or zoned A/C system (per plan)
- 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
- Air tight polysealant around windows and doors
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Eco-Smart homes in 100% compliance with the standards mandated by the Green Built Texas initiative to improve energy efficiency and protect the environment
- 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
- 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 master bedroom
- 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
- Fluorescent light 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

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
- All bedrooms and game room blocked for ceiling fans
- 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



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