

# Burgundy 2291

Vintage Villas Collection

4024 Sq. Ft.

3 Bedrooms

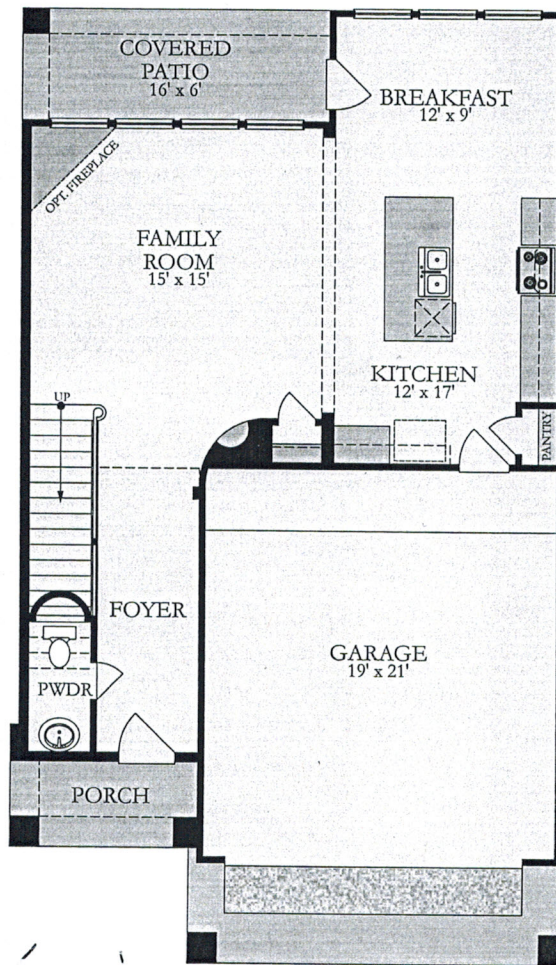
2.5 Baths

2 Car Garage

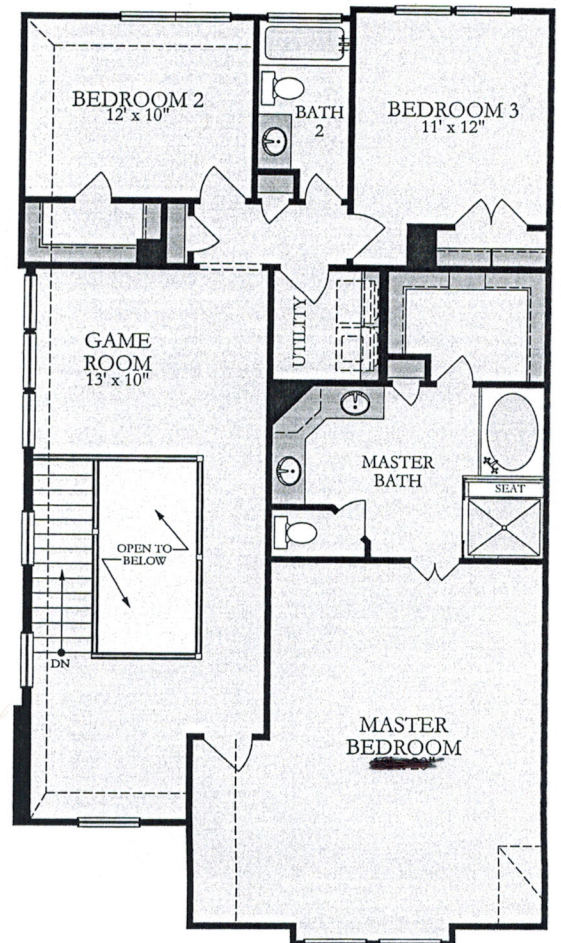
Options:



## First Floor



## Second Floor



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Plans and elevations/renderings are artist's concept and may contain options or features which are not standard on all models. These renderings are solely for illustrative purposes and should never be relied upon. Garage sizes may vary from home to home and may not accommodate all vehicles. Stated dimensions and/or square footages are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of a home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. While Supplies Last. Void Where Prohibited By Law. Copyright © 2016 Lennar Corporation. All rights reserved. Village Builders, the Village Builders logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (14247) 02/02/2016.



## COMMUNITY INFORMATION

### TAXES:

Tax Rate: 2.82%

Maintenance Fee: \$150 a month

Includes: Dwelling property insurance, exterior maintenance,  
Front yard mow/landscape 42x yr. admin fees, roof maintenance.

One time: Transfer & Pro Cap Fee: \$330

One time: Processing Fee: \$350

### EDUCATION:

Tomball ISD: 281-357-3100

Creekview Elementary: 281-357-3070

Creekside Park Jr. High School: 281-357-3282

Tomball High: 281-357-3220

### HOA/MAINTENANCE/INSURANCE:

Management Company: First Service Residential

Manager: Leanne Gradel

713-332-4625 – [Leanne.gradel@fsresidential.com](mailto:Leanne.gradel@fsresidential.com)

HOA The Woodlands Township: 281-210 -3800

2801 Technology Forest Blvd.

Dwelling Property Insurance Co:

AJ Gallagher: 713-358-5742

HOUSTON'S DESIGNER LABEL  
OF *Luxury* HOMEBUILDING

2016 GHBA BUILDER OF THE YEAR!<sup>†</sup>

8 Silver Rock Dr., | Ronie Warwick | 713-826-2210 | [Ronie.Warwick@Lennar.com](mailto:Ronie.Warwick@Lennar.com)

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<sup>†</sup>Source – The Greater Houston Builder's Association. Existing and proposed amenities for the community are subject to changes, substitutions and/or deletions without notice. Lennar makes no representation or guarantee that the community or any amenities will be built out as currently planned. Offers are product and community specific and may not be combined. See your New Home Consultant for details. Values on special offers are approximate. Elevations of a home may vary and we reserve the right to substitute and/or modify design and materials, in our sole opinion and without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in our sole opinion and without notice. Color and size variations may occur. The prices of our homes, included features, and available options which are not standard on all models. Lennar reserves the right to make changes to plans and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty. Garage sizes may vary from home to home and may not accommodate all vehicles. Features, amenities, floor plans, elevations, square footage and designs vary per plan and community and are subject to changes or substitution without notice. Site plans, community maps and photos are conceptual in nature and are merely an artist's rendition. These images are solely for illustrative purposes and should never be relied upon. The past, present, future of proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning, utilities, drainage, land conditions, or development of any type whatsoever, whether reflected on the site plan or map, may not be shown or may be incomplete or inaccurate. The present, future of proposed roads, easements, land uses, conditions, plat maps, lot sizes or layouts, zoning, utilities, drainage, land conditions, or development of any type may or may not change in the future. It is not uncommon that any of the foregoing can change without notice to you. You should never rely on the accuracy of this map in making any decisions relative to purchasing any property. We reserve the right to make changes at any time without notice. Visit [Villagebuilders.com](http://Villagebuilders.com) or see a Village Builders New Home Consultant for further details and important legal disclaimers. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2017 Lennar Corporation. All rights reserved. Village Builders, the Village Builders logo, Next Gen - The Home Within A Home and the Next Gen logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (20259) 2/27/17





## *Vintage Villas Collection Features - The Woodlands Creekside Park*

### KITCHEN:

- Built-In Appliance Package
  - Stainless Steel Dishwasher
  - 30" Stainless Steel Self-Cleaning Range with 5 Burners and Convection Feature
  - Stainless Steel Microwave
  - 23 Ft. Stainless Steel Counter Depth Side by Side Refrigerator
- Designer Tile in Kitchen and Breakfast Area
- 42" Raised Panel Stained Cabinets with Stylish Hardware
- Gourmet Style Wood Vent Hood Cabinet
- Granite Countertops
- Full Height Tumbled Marble Backsplash
- Spacious, Single Bowl Stainless Steel Undermount Sink
- Classic Stainless Gourmet Pull-Out Faucet
- Insulated Garbage Disposal
- Recessed LED Lighting in Kitchen and Breakfast Areas
- Pendant Lighting at Island per plan
- Under-Cabinet Lighting
- Electric and Gas Connections at Cooktop
- Water Purification System at Sink; Filters Installed After Closing

### MASTER BATH:

- Designer Tile on Bath Floor, Shower Wall to Ceiling, Tub Skirt, and Tub Surround
- Mud Set Shower with Curb and Mesh Tile Flooring
- Frameless Glass Shower Enclosure
- Oval Garden Tub
- Climate-Controlled Master Closet
- Stained Vanity Cabinets
- Granite Vanity Tops with Undermount Sink
- Brushed Nickel Washerless Faucets
- Brushed Nickel Plumbing Accessories
- High Performance Water Conserving Elongated Commode with Slow Close Seat

### SECONDARY BATHS:

- Designer Tile on Bath Floors, Wall of Tub/Shower Surrounds to Ceiling
- Stained Vanity Cabinets
- Granite Vanity Tops
- Coordinating Medicine Cabinet (location per plan)
- Brushed Nickel Washerless Faucet
- Brushed Nickel Plumbing Accessories
- High Performance Water Conserving Elongated Commode with Slow Close Seat

### POWDER ROOM:

- Designer Tile Flooring
- Pedestal Sink
- Brushed Nickel Widespread Washerless Faucet
- Brushed Nickel Plumbing Accessories
- High Performance Water Conserving Elongated Commode with Slow Close Seat
- Decorative Framed Mirror

### UTILITY ROOM:

- Designer Tile Flooring
- Stained Upper Cabinets for Convenient Storage

### INSIDE YOUR NEW VILLAGE BUILDERS HOME:

- Stylish Hardware on all Operable Cabinets Throughout Home
- Designer Tile in Foyer
- Wireless Keypad Deadbolt
- Brushed Nickel Door Hardware
- Continuous-Filament Carpet with Stainguard
- 1/2-Inch, 6-Pound Rebond Carpet Pad
- Crown Moulding in Foyer, Kitchen/Breakfast, Master Bedroom/Bath, Family Room, Game Room, and Powder Room
- 6 1/4-Inch Base Boards Throughout Home, All Floors
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, and Game Room
- Divided Lite Windows to Complement Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Monterey Drag Textured Walls and Ceilings
- Iron Stair Balusters (per plan)
- Stained Starter Step
- Designer Light Fixtures Throughout Home
- Decora® Rocker Switches Throughout Home
- Recessed LED Mini Can Lights in Master Bedroom
- 8' Raised Panel Interior Doors on First & Second Floors
- Security System with Motion Detector, 2 Keypads, and Sensors at First Floor Windows and Exterior Doors
- LED Lighting Throughout Home with Fluorescents in Specified Areas

DESIGN  
STUDIO

681 Greens Pkwy, Ste. 200, Houston, TX 77067

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## *Vintage Villas Collection Features - The Woodlands Creekside Park*

### ENERGY STAR® RATED BUILDER/ENERGY EFFICIENCY:

- Energy Star Ratings Performed to Environmental Protection Agency's Energy Star® Guidelines
- Exterior Air Filtration Damper
- Programmable Thermostat
- 16-SEER Air Conditioning System with Humidity Control
- Radiant Barrier Roof Decking
- (1) 50 Gallon High Efficiency Water Heater
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation and DOW Blue Board Sheathing on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Multi-Layer Low E Insulated Windows for Added Energy Efficiency
- Tilt-Out Sash on All Operable Windows
- Vinyl Window Frames in Tan Color

### CONSTRUCTION:

- Garage Door Opener with (2) Remotes
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Cable and Data Outlets in all Bedrooms, Family Room, and Game Room (per plan)
- Branch-and-Tee Plumbing System
- 3000-PSI, Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System
- 3/4-Inch Tongue-and-Groove Subflooring Secured with Screws and Adhesive on Two-Story Homes
- Thorough Inspections Process Conducted at Critical Stages of Construction
- Quality Assurance Inspection Prior to New Home Orientation

### OUTSIDE YOUR NEW VILLAGE BUILDERS HOME:

- Weatherproof Fiber-Cement Siding with 30-Year Warranty
- Fully Fenced Rear Yard with One Walk Gate (per community guidelines)
- Full Sod in Front and Rear Yards
- Fully Automatic Irrigation System
- Full Gutters (per plan)
- 8' Wrought-Iron Front Door with Fluted Glass
- 8' Full Lite Back Patio Door
- 30-Year High Quality Dimensional Shingles
- Ridge Vents and Air Hawks with Continuous Soffit Vents
- Designer Coach Light at Entry and Garage (per plan)
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Masonry Address Block
- Covered Patio with Tile Pavers and Ceiling Fan (per plan)
- Deadbolt Locks on Front Entry and First Floor Back Patio
- Weatherproof Exterior Outlets at Front and Rear of Home
- Stained Cedar Garage Door

### INTERIOR DESIGN CONSULTATION:

- All customers buying at pre-construction receive a complimentary (2) hour design consultation with a professional Designer at the Village Builders Design Studio.



DESIGN  
STUDIO

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