

Carrera

2,945

Total Square Feet

2,366

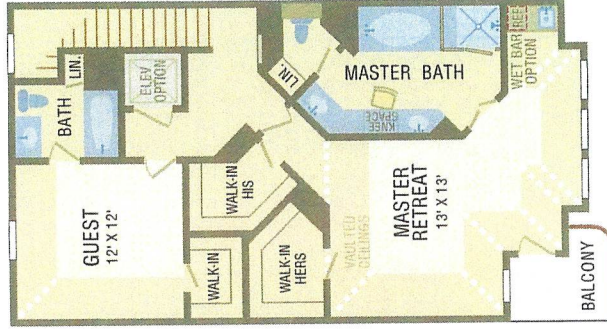
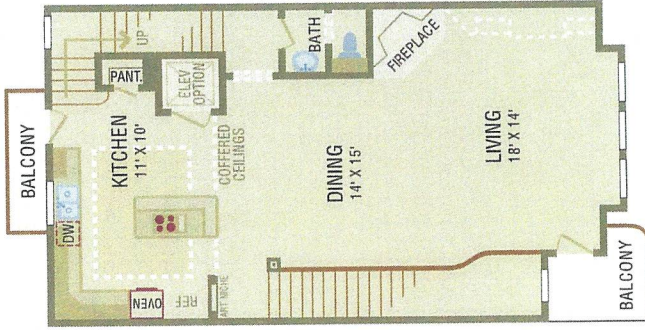
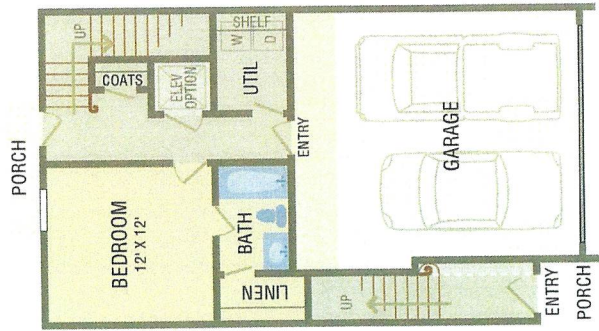
Net Air Conditioned Square Feet

136

Balcony/Verandah Square Feet

443

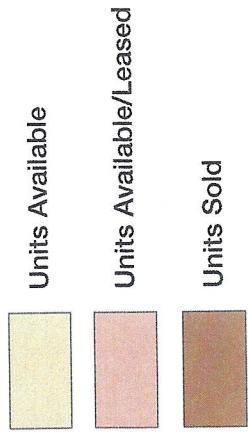
Garage Square Feet



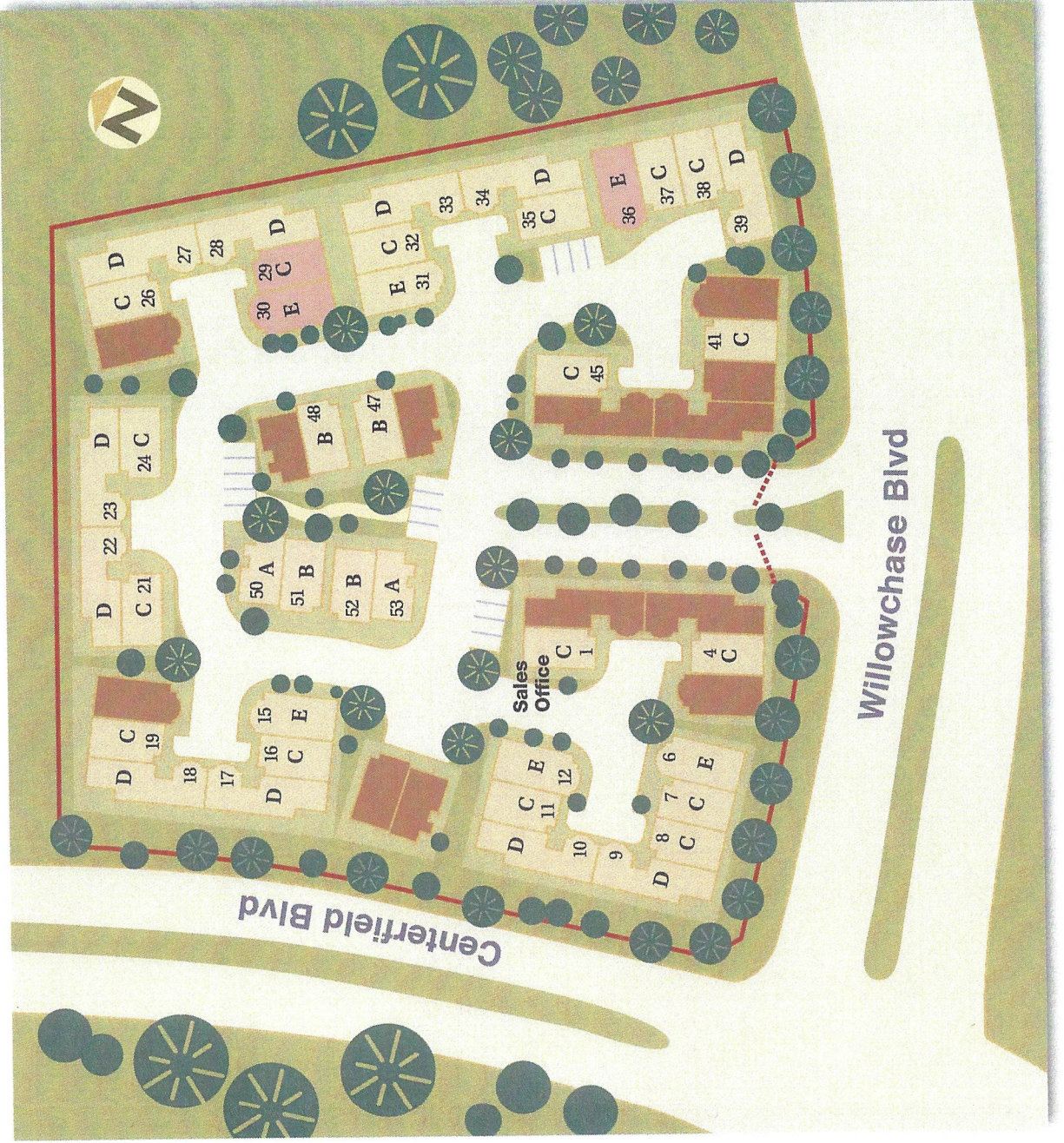
Champions

TOWNHOMES

Willowchase Boulevard at Centerfield Boulevard, Houston, Texas



MODEL
A rezzo
B ellagio
C arrera
D omus
E cco



SHELDON GOOD & COMPANY
AUCTIONS, LLC
 AMERICA'S REAL ESTATE AUCTIONEER™

HOMEOWNER ASSOCIATION

- Dwelling Insurance- Home owners need a home owner's contents policy for their belongings.
- Landscaping of the Front yards & Common Areas- maintaining with seasonal flowers & fertilizing.
- Pest Control – for the Front yards & Common Areas
- Water/Irrigation
- Electricity- All Common Areas, street lighting & gate operation (does not include the porch or balcony lights)
- Access Gate- Routine Maintenance
- Trash Pick-up- Door service on Wednesday and Saturday
- Reserve Fund is established for large repairs (roof repair, etc.)

Homeowner Association fee is ~~\$350~~/month

PROPERTY INFORMATION

COMMUNITY FEATURES

- An intimate atmosphere of 53 town homes constructed in a circle with gated entrance and exit. A place to relax in secluded comfort yet close to the city and everything you need.
- Convenient location adjacent to Methodist Hospital and within walking distance to Willowbrook Mall. Easy SH249 access.
- A variety of floor plans designed to suit a wide range of lifestyles.
- Landscaped rear yard.
- Controlled Entry and Exit.
- Located within the Cy-Fair Independent School District with Tomball community college nearby for continuing education.
- Professionally managed owners association.

MASTER SUITE

- Large Walk-in closets.
- Granite Countertops.
- Large tiled shower with seat.
- Royal Jacuzzi Tub.
- Ceramic tile flooring in bath.
- Vaulted and Coffered ceiling.
- Master Retreat per plan.

WIRED FOR THE FUTURE

- Pre-wired Cat 5 cable, 5E phone 4 line capability.
- Pre-wired RG6 quad shielded cable.

- Pre-wired alarm system.
- Expandable Grey Fox structured wiring box.

BUILDING FEATURES

- Elevator Capable * in Carrera, and Ecco.
- Specifically designed for Energy Efficiency.
- Ten-Year Limited Warranty.
- High ceilings.
- Outdoor balconies with wrought iron railing.
- Elegant Tuscan exterior with Popouts. Rich textures in stucco, brick, & brick detailing. W.I. balconies. Private entries.

ENTRY

- Nine foot Mahogany Door.
- Ceramic Tile.

KITCHEN FEATURES

- Granite Countertops.
- Tumbled Tile backsplash with granite accents.
- Canister Down Lighting.
- Under-cabinet lighting.
- 42" raised panel cabinets with adjustable shelves.
- Ten foot ceilings.
- One-Touch Kitchen faucet.
- Appliance Package includes: Upgraded GE® oven, gas cook top, microwave and dishwasher.

SPECIAL FEATURES

- Double Pane insulated windows.

- R30 attic insulation, foil backed roof deck.
- Zoned 13 Seer HVAC.
- Art Niches.
- Rounded Sheetrock corners.
- 25-Year Elk Prestique shingles.
- Automatic garage door opener.
- Optional 42" direct-vent fireplace with Travertine Stone Surrounds.
- Four ceiling fans with light kits.
- Ceramic Tile entry, bath, utility.
- Wood Floors kitchen, dining, living areas.
- Elegant Crown Molding, heavy trim work.