

Radford II





Brookstone Included Features

ENERGY EFFICIENCY & TECHNOLOGY:

- Energy Star 3.0 Builder - Every Home Independently Inspected to Meet Stringent Energy Star Guidelines
- Exterior Air Filtration Damper
- Automated Keyless Entry
- Programmable Thermostat with Humidity Control
- 16-SEER Air Conditioning System
- Radiant Barrier Roof Decking to Reduce Attic Temperature
- Roof Ventilation and Air Vents, per plan
- (1) 50-Gallon or (2) 40-Gallon High Efficiency Gas Water Heaters, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation 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
- Vinyl Window Frames in Tan Color
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen and Game Room, per plan
- Wiring for Cable Outlets in All Bedrooms, Study, Game Room and Media Room, per plan
- Multi-port Branch and Tee Plumbing System

ELEGANT MASTER BATH:

- Durable and Attractive Ceramic Tile on Bath Floor
- Luxurious Garden Tub
- Separate Shower with Ceramic Tile Surround and Tiled Shower Seat, per plan
- Semi-Frameless Glass Shower Enclosure
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet with Fluorescent Lighting
- Designer Vanity Cabinets To Match Kitchen
- Stylish Dual Cultured Marble Vanity Tops, per plan
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

UTILITY ROOM FEATURES:

- Durable and Attractive Ceramic Tile Flooring
- Shelving for Convenient Storage
- Top Load Washer and Electric Dryer

IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic Tile Flooring
- Ceramic Tile Shower Surrounds
- Designer Vanity Cabinets To Match Kitchen
- Stylish Cultured Marble Vanity Tops
- Full Width Vanity Mirror
- Brushed Nickel Finished Washerless Faucets
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

POWDER ROOM FEATURES (per plan):

- Durable and Attractive Hard Surface Flooring
- Porcelain Pedestal Sink
- Decorative Oval Mirror
- Brushed Nickel Finished Washerless Faucet
- Brushed Nickel Finished Plumbing Accessories
- Water Conserving Elongated Commode

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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, in our sole opinion, value. Color and size variations may occur. The prices of our homes, included features, and available locations are subject to change without notice. Please see actual home purchase agreement information, disclosures and disclaimers relating to the home and its features. 10/14/14.



Twin Falls

NHC Sergio Flores • Phone 713-858-3531

Welcome Home Center
7015 Bristol Memorial Dr
Spring, TX 77379



EVERYTHING'S
INCLUDED

Community Information

Education:

-Klein I.S.D.	832-249-4000	www.kleinisd.net
Kuehnle Elementary	832-484-6650	5510 Winding Ridge Dr, Klein, TX
Stark Intermediate	832-249-5400	18207 S Kuykendahl, Spring, TX
Klein High School	832-848-4000	16715 Stuebner Airline, Klein, TX
-Lone Star College - University Park	281-290-2600	www.lonestar.edu 20515 SH 249 Houston TX

Utility Information:

Power to Choose (Electric)	1-866-797-4839	choosetexaspower.org
Centerpoint (gas)	713-659-2111	www.centerpointenergy.com
Hayes Utility South Co (Water)	281-353-9809	www.hayesutility.com
Republic Waste (Trash) (Mon/Thurs)	713-726-7300	www.republicservices.com
AT&T (Uverse/TV/Internet/Phone)	877-910-0501	www.att.com
Comcast (Xfinity/phone/TV/Internet)	800-934-6489	www.comcast.net

Helpful Contacts:

Harris County Sheriff	281-440-4300
Constable Precinct 4	281-376-3472
Klein Fire Dept/EMS	281-376-4449
Spring Animal Control	281-370-0133
Lennar Warranty (afterhours)	281-831-2353
Memorial Hermann NE	281-540-8000
Kingwood Medical Center	281-348-8000

Taxes and HOA:

Klein I.S.D	1.3900	Home Owners Association	\$660/year
Harris County	0.7127	Planned Community Management Inc	713-429-5440
Port of Houston	0.0153		www.acmimgmt.com
Lone Star College	0.1081		
HC MUD #24	0.5700		
Tax rate, before any exemptions	2.796 %(/\$100 valuation*)		*based on 2014 taxes

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Twin Falls Community Association Pool Rules

J 5/28

6956 Jenny lake Lane Spring, Texas 77379

1. No swimming without a lifeguard on duty.
2. No one will be admitted without a valid Twin Falls access card. → Who to ask in HOA
3. All children under 10 years of age must be accompanied by an adult at least 18 years of age.
4. Up to two guests per valid access card; residents who have guests must sign them in and be responsible for them at all times.
5. No running or rough play.
6. No glass containers or alcoholic beverages allowed in the pool area.
7. No diving in the shallow end (6 feet or less).
8. Only small floating items, upon pool manager's discretion, will be allowed in the pool.
9. No pets are permitted on pool premises.
10. Clothing that impedes swimming motion and/or has a material that absorbs excess water is prohibited (this includes, but is not limited to, cut-offs or T-shirts).
11. Lifeguards are not responsible for the supervision of the baby pool.
12. There will be a ten minute rest period every hour.
13. The use of cocoa butter, baby oil, and other heavy suntan oils causes filter damage. These lotions will not be permitted in the pool.
14. No loud music around the pool area.
15. No smoking in the pool area.

Pool Hours:

May 23rd-June 5th: Saturdays & Sundays 12p-8p

June 6th-August 23rd: Tuesday-Sundays 12p-8p

August 24th-September 7th: Saturdays & Sundays and Labor Day 12p-8p

Please bring your assigned access card to enter the pool

Pool Management Company: Sweetwater Pools, Inc (281-988-8480)

For registering a Pool Party contact "parties@sweetwaterpoolsinc.com"

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Recommended Care & Maintenance

PRODUCT	CLEANER	WHERE TO BUY	DON'T	FOR MORE INFORMATION
Prefinished Engineered Hardwood Floors	Bona Hardwood Floor Cleaner	Grocery Store	Do NOT wet mop floors or use anything that is not safe for hardwood floors.	www.mohawkflooring.com
Travertine	DuPont™ StoneTeck® Professional Stone and Tile Cleaner	www.stonetechnopro.com	Do NOT use bleach, anything abrasive or cleaners that do not have a neutral pH.	www.stonetechnopro.com
Ceramic/Porcelain Tile	DuPont™ StoneTeck® Professional Stone and Tile Cleaner	www.stonetechnopro.com	Do NOT use any cleaner not specified by the manufacturer.	www.stonetechnopro.com
Natural Stone Backsplash	DuPont™ StoneTeck® Professional Stone and Tile Cleaner	www.stonetechnopro.com	Do NOT use bleach, anything abrasive or cleaners that do not have a neutral pH.	www.daltile.com or www.stonetechnopro.com
Granite Countertops	DuPont™ StoneTeck® Professional Stone and Tile Cleaner	www.stonetechnopro.com	Do NOT use bleach, anything abrasive or cleaners that do not have a neutral pH.	www.sensagranite.com

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