

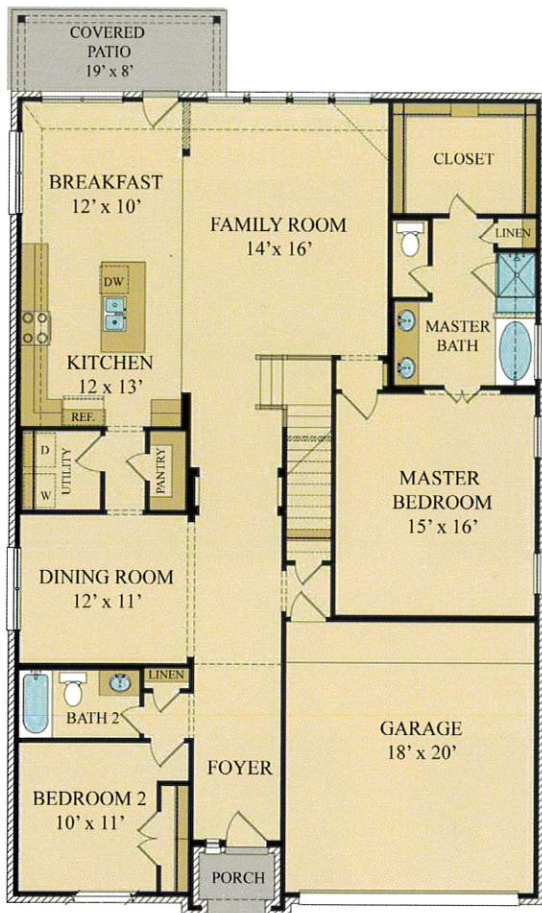
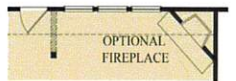
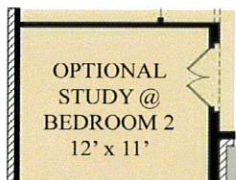
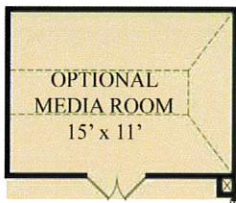
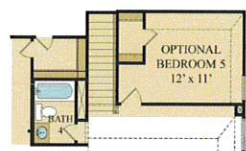
## Alabaster



**Alabaster**

- Plan 3764
- 4 Bedrooms
- 3.5 Bathrooms
- 2 Car Garage
- 2,871 Sq. Ft.

**Options**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EVERYTHING'S INCLUDED\*



# 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-Framed Glass Shower Enclosure
- Clear 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 Flooring
- Shelving for Convenient Storage
- Top Load Washer and Electric Dryer
- Freezer Space, per plan

## IDEAL SECONDARY BATHS:

- Durable and Attractive Ceramic 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

# LENNAR.COM

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. 06/25/14.





# Brookstone Included Features

## ATTRACTIVE INTERIORS:

- Durable and Attractive Hard Surface Flooring in Foyer, Family Room, Study (per plan), and Dining Room, per floor zone
- Satin Nickel Door Hardware
- Shed Resistant, Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Nominal Carpet Pad
- Crown Molding in 1st Story Entry, Extended Entry, Dining Room, Family Room, Kitchen, Breakfast and Study, per plan
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study and Game Room, per plan
- Divided Lite Windows to Complement Front Elevations
- 2" Faux Wood Blinds on All Operable Windows
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Designer 2-Toned Paint Package
- Monterey Drag Textured Walls and Ceilings
- Raised Panel Interior Doors Throughout Home
- Metal Stair Balusters, per plan
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Security System with Motion Detector, Keypad and Sensors on all Accessible 1st Floor Windows and Exterior Doors

## EXTERIOR DESIGN & CONSTRUCTION FEATURES:

- Eye-Catching Exterior Elevation with Architectural Detailing
- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Landscape package with Backyard Fencing, per community guidelines
- Full Sod in Front and Rear Yards
- Front Elevation Gutters
- Stylish Energy Efficient Front Door
- Full Lite Back Patio Door with Built-In Mini-Blind
- Two-Tone Exterior Paint Package
- Designer Coach Light, per plan
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Bricked 1st Floor Exterior, All 4 Sides
- Masonry Address Block
- Covered Concrete Patio with Ceiling Fan
- Deadbolt Locks on Exterior Doors, where applicable
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Over-Head Garage Door with Opener and 2 Remotes
- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System on Two-Story Homes with 3/4" Tongue and Groove Sub-Flooring

## ENGAGING KITCHEN FEATURES:

- Stylish Appliance Package:
  - o Fully Integrated Dishwasher
  - o 30" Free Standing Self-Cleaning Gas Range
  - o Microwave with Soft Touch Panel
  - o Side by Side Refrigerator with Ice Maker and Water Dispenser
- Durable and Attractive Hard Surface Flooring in Kitchen and Breakfast Area
- 36" Designer Cabinets with Crown Molding and Under-Cabinet Lighting
- Decorative Cabinet Hardware
- Granite Countertops
- Mosaic Backsplash
- Deep Dual Basin Stainless Steel Undermount Sink
- Classic Stainless Faucet with Pull Out Spray Nozzle
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas, per plan
- Electric and Gas Connections at Range

## INCLUDED FEATURES UNIQUE TO OAKCREST:

- Cutting Edge Stainless Steel Kitchen Appliances
- Irrigation System

Prices are non-negotiable

Continued on Back

# OAKCREST at WILDWOOD

MARK HARDIN • Phone 832-559-8525

Welcome Home Center  
15007 Telge Lake Trail  
Cypress, TX 77429



EVERYTHING'S  
INCLUDED®

## Community Information

### Education:

Tomball I.S.D. - 281-357-3100			
Elementary Pre-K - 4th Grade	5th & 6th Grade	7th & 8th Grade	High School
Rose Hill Elementary	Tomball Intermediate	Willow Wood Jr. H.S.	Tomball Memorial H.S.
17950 Waller Tomball Rd.	723 W. main St.	11770 Gregson Road	19100 Northpointe Ridge
Tomball, TX 77377	Tomball, TX 77375	Tomball, TX 77377	Tomball, TX 77377
281-357-3075	281-357-3150	281-357-3030	281-357-3230

### Utility Information:

Electric - Reliant 713-207-7777	Water - MDS #5 281-290-6500
Trash - Republic 281-446-2030	Gas - Centerpoint Energy 713-659-2111
(Trash is billed through the water Bill - Pick-up on Tues/Fri)	Post Office - 16635 Spring Cypress 281-373-9125
Cable TV/Internet - AT&T U-Verse 1-800-288-2020	OR AT&T 866-636-6683

### Helpful Contacts:

HOA is Chaparral Management 6630 Cypresswood Drive Ste 100 Spring, TX 77379 281-537-0957
---

### Taxes and HOA:

Harris County.....\$0.414550	Tomball ISD.....\$1.360000	Harris County Fid Control.....\$0.028270
Port of Houston Authority..\$0.017160	H.C. Hosp. Dist..... \$0.170000	Harris County Education Dept.....\$0.006360
Lonestar College System...\$0.116000	H.C. ESD #15.....\$0.048480	HC MUD 5.....\$0.790000
		Total Tax Rate.....\$2.950820
HOA Fee per year: \$525	Start-up Fee (pay at closing): \$210	Transfer Fee (pay at closing): \$150
<i>Buyer should independently confirm any information provided concerning schools, utility companies, tax rates, and HOA fees</i>		
1/1/2015		

# LENNAR®



Price subject to change without 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. See a Lennar New Home Consultant for further information. Garage sizes may vary from home to home and may not accommodate all vehicles. Select homesites have premiums. Copyright © 2013 Lennar Corporation. All rights reserved. Lennar, the Lennar logo and the Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. (4166) 8/13

