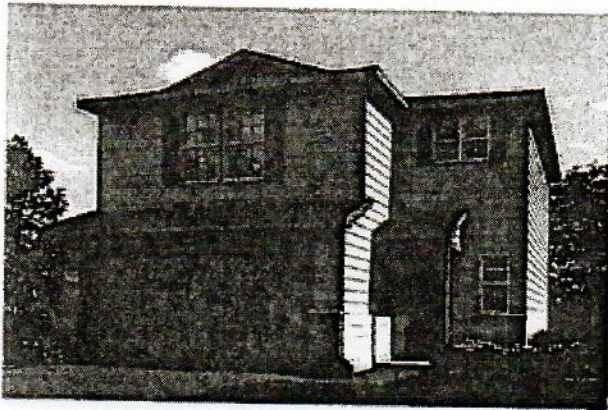


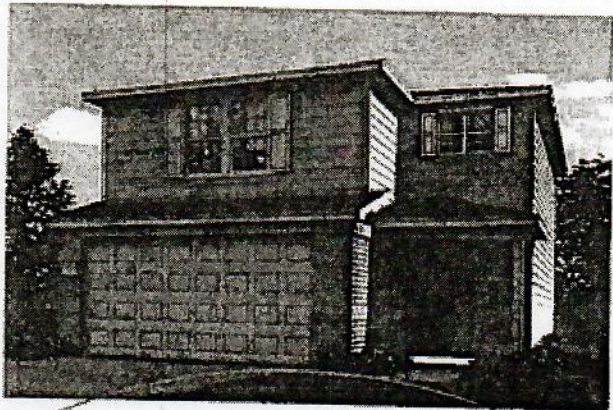
Sunrise Pines

LINCOLN

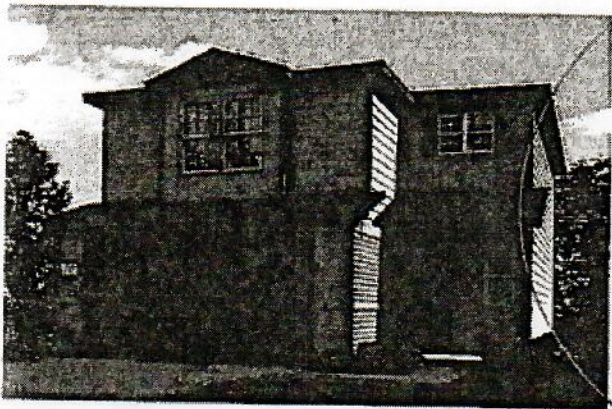
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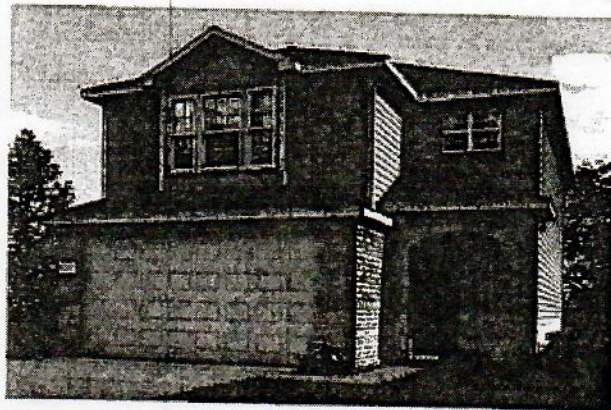
Elevation K



Elevation L



Elevation M



Elevation Q

Sunrise Pines

LINCOLN

2,033 Square Feet

- 3 Bedrooms
- 3 Baths
- Game Room
- Media Area
- 2-Car Garage

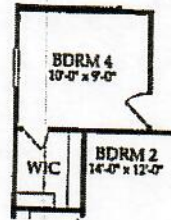
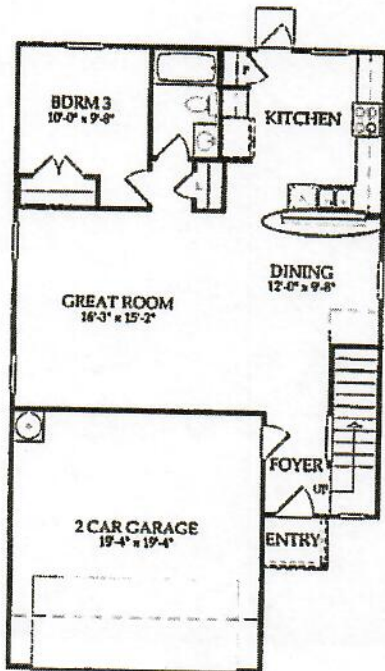
OPTIONAL:

- Bedroom 4 in lieu of Media Area
- Covered Patio
- Owner's Bath:
 - Shower
 - Tub/Shower with Full Wall or Half Wall

37/201



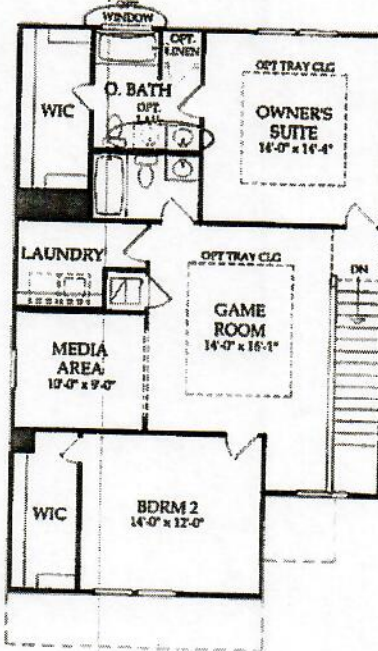
Optional Covered Patio



Optional Bedroom 4 ILO Media Area



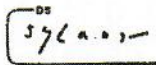
Owner's Bath Shower Option



Second Floor



Owner's Bath Tub/Shower with Half Wall



Sunrise 40's

Standard Features

Interior

- Armstrong® Vinyl Flooring in Entry, Bathrooms, Kitchen, Nook and Utility Room
- Mohawk® Carpet with 5 pound Carpet Pad
- Rounded Drywall Corners with Textured Walls and Ceilings
- Sherwin-Williams® Interior Paint
- All Bedrooms Braced for Ceiling Fans
- Decorative KICHLER® Fixture Package
- Raised 3- Panel Textured Interior Doors
- Privacy Locks on Owner's Suite and all Bathroom Doors
- Schlage® Chrome Interior Knob Door Hardware
- Dual Phone (Cat-5e) and Cable (RG6) Outlets (Locations Per Plan)
- 8 foot Ceiling Heights
- 2" Colonial Baseboards with 2" Door Casing
- Wood Closet Rods and Shelving

Kitchen

- Quality Cabinets® Oak 30" Flat Panel
- WHIRLPOOL® Appliance Package – Features Free Standing Electric Range, Range Hood, and Energy Efficient Dishwasher
- Icemaker Connection for Refrigerator
- Decorative Laminate Countertops with 4" Laminate Backsplash
- InSinkErator® Garbage Disposal
- STERLING® 6" Stainless Steel Sink
- Moen® Chrome Single Handle Faucet

Bathrooms

- Quality Cabinets® Oak Cabinetry
- Standard Height Vanity at Owner's Bath
- Laminate countertop vanities in Owner's and Secondary Baths
- Moen® Lavatory Faucets and Bath Accessories
- Round Standard Height Toilets
- STERLING® Tub/Shower Combo with Fiberglass Wall Surround and Moen® Faucets in all Baths
- AMERISINK® White Pedestal Sink in Powder Room (Per Plan)

Exterior

- HardiTrim® and Cemplank® Fiber Cement Trim and Siding with 25-Year Manufacturer Warranty
- Sherwin-Williams® Dura-Craft Acrylic Exterior Paint
- Aluminum Divided Light Windows on Front of Home with Half-Screens on all Operable Windows
- 6'8" Therma-Tru® Insulated Textured 6-Panel Front Door
- Schlage® Single Cylinder Deadbolt Lock
- Professional Landscape Package in Front Yard
- Full Sod in Front and Side Yards
- Clopay® Durable Embossed Metal Garage Door
- 16-foot Wide 2-Car Driveway with 3-foot Wide Private Walkway from Porch to Driveway
- 2-Hose Bibs on Exterior of Home
- 3X3-inch Broom Finish Rear Step Out
- Broom Finish Front Porches
- 25-yr Asphalt Shingles
- 6-foot Wood Privacy Fence with Gate

Energy

- Lennox® 14 SEER High Efficiency HVAC with Environmentally Friendly 410A Refrigerant and R6 Rated Duct System
- Insulation Package Includes:
 - R-13 Batt Insulation Installed in wall with Zero Tolerance Application
 - R-22 Fiberglass Insulation in Sloped Ceilings
 - R-30 Fiberglass Insulation in Attic
- HardiTrim® Board Exterior Window Trim Product
- Aluminum LowE2 Glass Windows
- Energy Efficient Gas Water Heater
- LP TechShield® Radiant Barrier Roof Decking
- Programmable Honeywell™ Thermostat
- Electric Dryer Hookups with Outside Vent
- Roof Vents for Added Ventilation

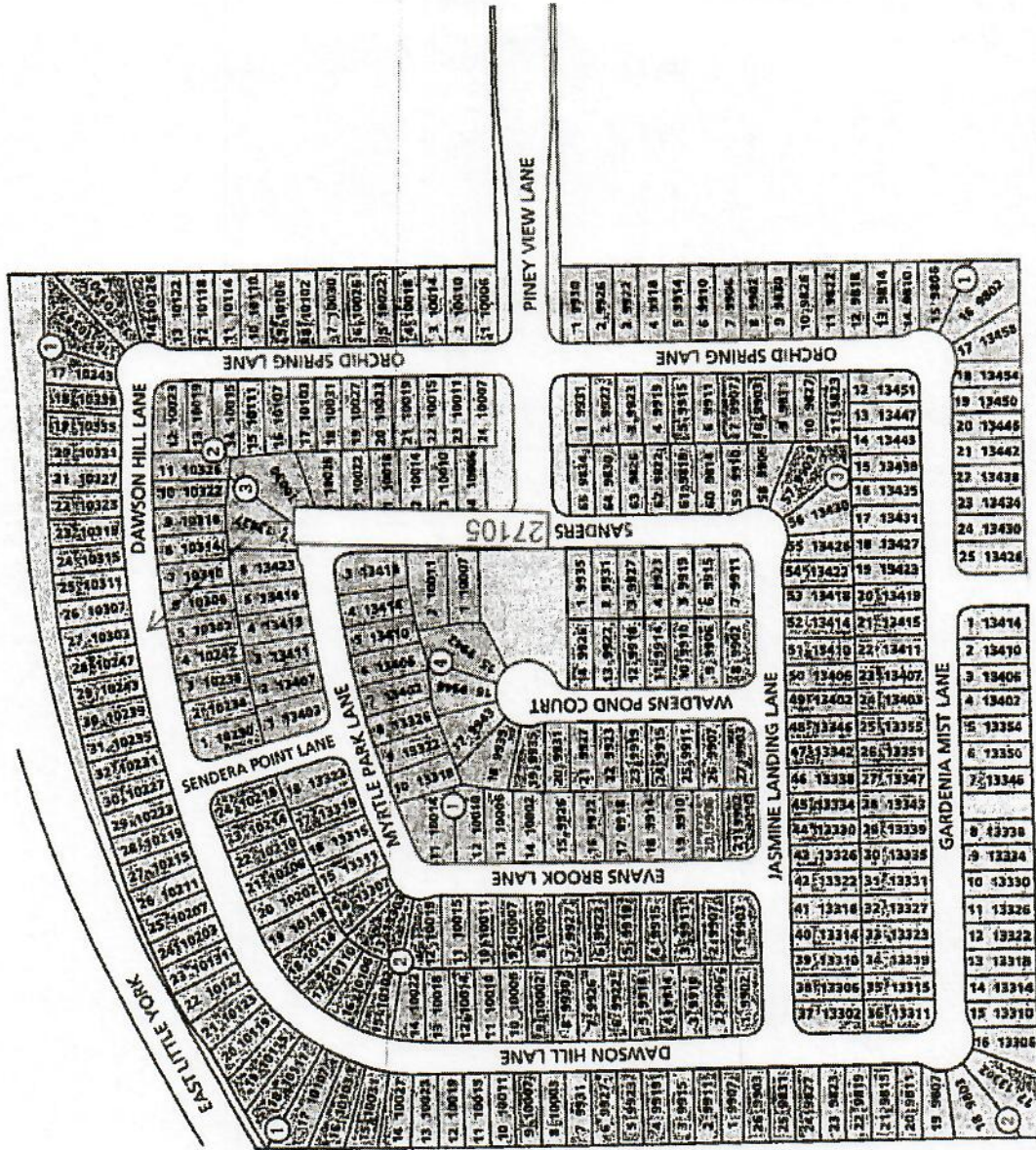
DS
3/2/2011

Sunrise 40's Standard Features

Protection Plan

- Cable and Rebar Slab per Engineered Drawing with 2500 PSI Concrete
- Borate Treatment on Frame Exterior Walls and Slab Penetrations with TAEXX® "Tubes in Wall" Pest Defense System ✓
- Professionally Engineered frame designs ✓
- Post Close ADT Wireless Security Package ✓
- GFCI Receptacles Located on Home Exterior and in Garage
- Professionally conducted Third Party Inspections at Foundation, Frame, and Final Stages
- 1-year Fit and Finish warranty
- 2-year mechanical warranty
- 5-year water intrusion warranty
- 10-year structural warranty
- Builder Serviced Warranty

SUNRISE PINES



Centex

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DS
3/2/15

Sunrise Pines

Community Information

281-436-0136

PULTE Group

Pulte Houston Division
Houston Division
16670 Park Row, Suite 100
Houston, TX 77084
281-749-8000

Pulte Mortgage
16670 Park Row, Suite 110
Houston, TX 77084
281-749-8080
Fax 281-749-8088

PGP Title
16670 Park Row, Suite 100
Houston, TX 77084
281-529-9109
E-Fax 866-501-9075

Centex Warranty Requests
Emergency Phone
www.Centex.com
866-785-8346

Schools

Sheldon ISD Administration 281-727-2000
11411 C.E. King Pkwy

Houston, TX 77044

H.M. Carroll Elementary 281-727-4100
10210 C.E. King Pkwy

Houston, TX 77044

Michael R. Null Middle School 281-436-2800
12117 Garret Rd.

Houston, TX 77044

C.E. King High School 281-727-3500
8540 C.E. King Pkwy

Houston, TX 77044

San Jacinto Jr. College (North) 281-223-3400
5800 Uvalde Rd.

Houston, TX 77049

Utilities

Security Systems – ADT 877-473-9430

Phone, Cable, Internet – AT&T 832-330-7965

Electric –
www.powertochoose.org

Water – Parkway Utility District 281-295-6507

Gas – CenterPoint Energy 713-659-2111

Home Team Pest Defense 832-478-1300

Trash – Eco Waste & Recycling 832-623-6564

Harris County Constable – P3 281-427-4791
East Houston Regional 713-393-2000
Medical Center

US Post Office – Roy Royall 713-695-2690
4206 Little York Rd.
Houston, TX 77016

Homeowner's Association \$363 per year
VanMor Properties 832-593-7300
8711 North Hwy 6 N Ste 270
Houston, TX 77041
www.vanmore.com

Sunrise Pines Tax Rate (2014)

ISD – Sheldon	1.410000
San Jacinto Jr. Coll Dist-IF	0.175783
HC ESD #60	0.050000
HC ESD #2	0.028012
Parkway UD/Pay To: Assmts of SW	0.820000
Harris County	0.635979
Total Tax Rate per \$100 before	3.120000
Homestead exemption	

Details subject to change or cancellation at any time without notice. Please see Sales Counselor for details.
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