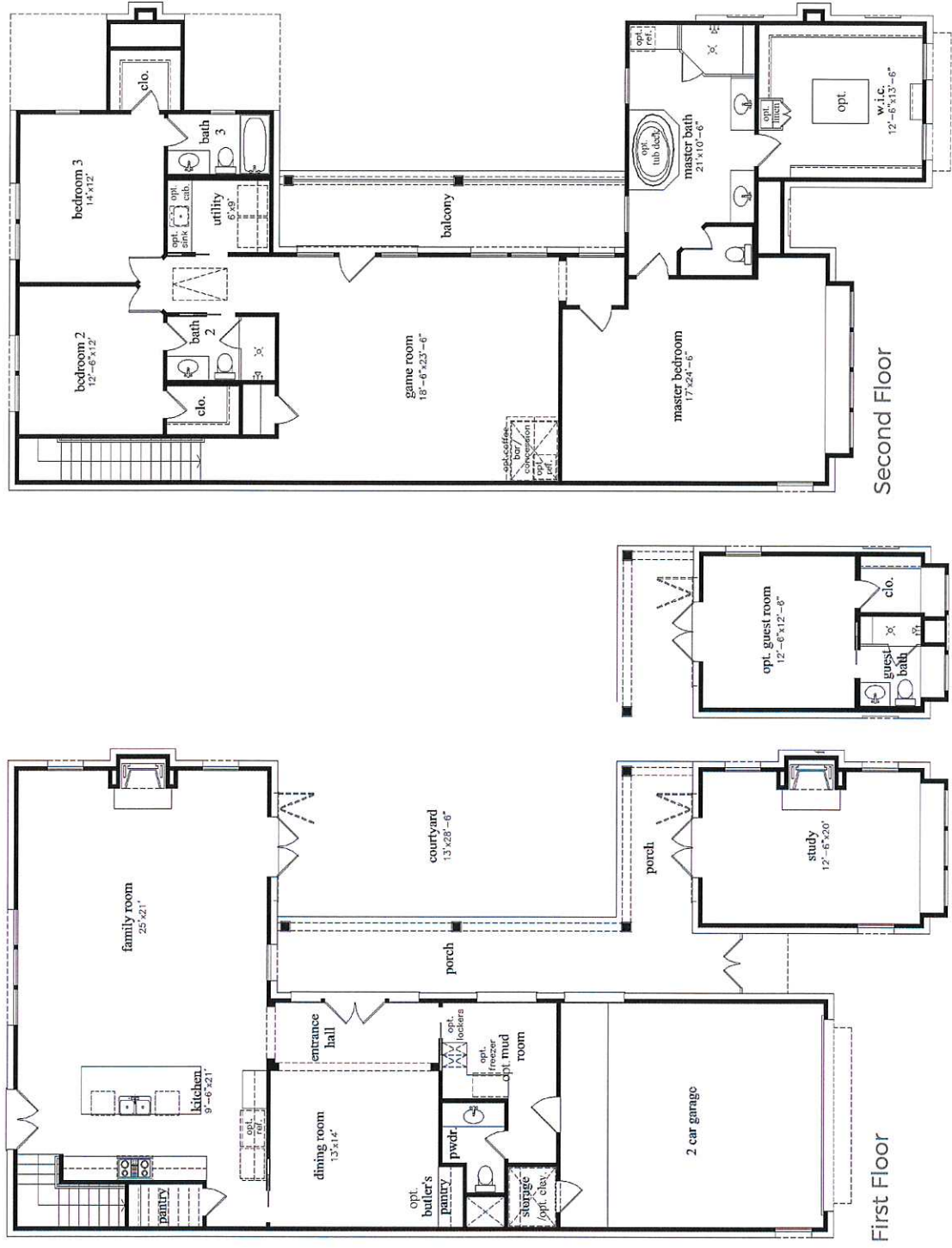


FLOOR PLANS

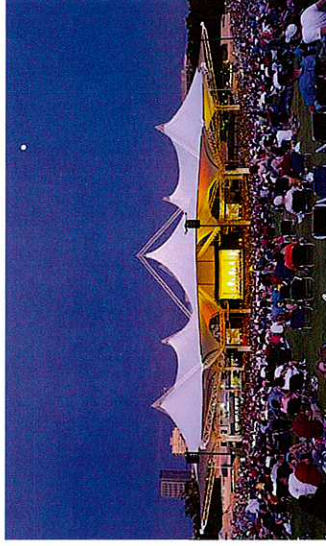
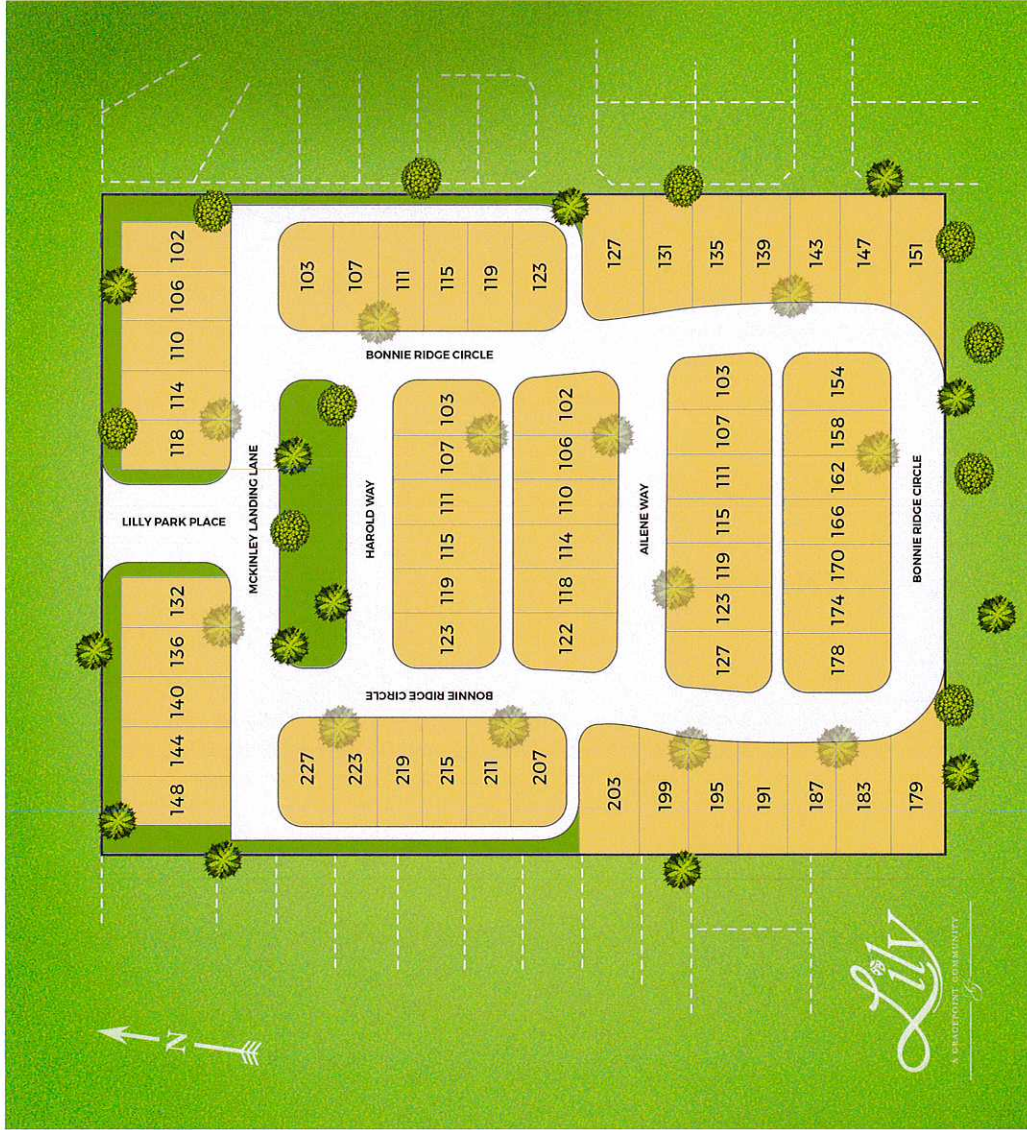
LILY | Lilac



Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected.



LILY, A GATED COMMUNITY



Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected.





COMMUNITY INFORMATION

LILY

Schools

- Conroe ISD
- Lamar Elementary..... 832-592-5800
- Wilkerson Intermediate..... 832-592-8900
- Knox Jr. High..... 832-592-8400
- The Woodlands College Park High..... 832-592-3000

Private Schools

- Christ Community School..... 936-321-6300

Shopping

- The Woodlands Mall Market Street
- HEB Woodlands Pinecroft Center
- Grogan's Mill Village Center Hughes Landing (Coming Soon)
- WalMart Supercenter

Restaurants

- Benihana Jasper's
- Black Walnut Cafe Yucatan Taco Stand
- Uni Sushi Sakekawa
- The Cheesecake Factory Tommy Bahama
- Fielding's Wood Grill BurgerFi
- Cafe Express Cold Stone
- Gino's East Hubbell & Hudson Bistro
- The Egg & I Bar Louie
- Tsukiji Starbucks

Hospitals

- Memorial Hermann Hospital..... 713-897-2300
- St. Luke's The Woodlands Hospital..... 936-266-2000

Post Office

- The Woodlands Pinecroft Post Office..... 281-419-7948

Places of Worship

- Trinity Episcopal Church
- Lord of Life Lutheran Church
- Hope Pointe Anglican Church
- Sts. Simon and Jude Catholic Church
- Living Word Lutheran Church
- First Baptist Church of The Woodlands
- The Woodlands Community Presbyterian Church
- The Church of Jesus Christ Latter-Day Saints
- StoneBridge Church
- The Woodlands Christian Church
- Woodlands Church of Christ- Fellowship Campus
- St. Anthony of Padua
- The Woodlands United Methodist Church

Tax Information

- Property.....\$2,1772/100
- Shenandoah Ad Valorem Tax.....0.2399
- Montgomery County Tax.....0.4767
- Conroe ISD School Tax.....1.28
- Lone Star College Tax.....0.1081
- Hospital District.....0.0725
- Total Sales Tax.....8.25%

These tax rates are estimates and need to independently verified

Homeowner's Association

- Dues and Services*.....\$2,500/Yearly
- One time cap fee to be paid at closing.....\$1,250

*Prorated at closing based on the remainder of the year. Billed every January after closing for year's dues.

Montgomery County Appraisal District

- Website..... mcad-tx.org

Utilities and Local Information

- Emergencies.....911
- Fire Department.....281-367-3444
- Poison Control Center.....800-764-7661
- Animal Control.....936-442-7738
- Shenandoah City Hall.....281-298-5522
- Convention & Visitors Bureau.....281-292-5953
- City Pool.....936-256-4499
- Water Services.....Shenandoah.tx.us/citizeninformation.cfm
- Cable
- Charter Communications.....888-438-2427
- Gas
- Centerpoint Energy.....800-752-8036
- Telephone
- Consolidated Communications.....866-989-2255
- Trash Collection/Recycling
- Republic Services.....713-635-6666
- Shenandoah Police Department
- Non-Emergencies.....281-367-3444
- Electricity
- Energy (Customer Service).....800-368-3749
- Energy (Power Outages).....800-968-8243
- 24 Hour - H.O.A. Gate Service**
- First Service Residential.....281-681-2000



Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected.



STANDARD FEATURES

LILY

The standard features and specifications of Gracepoint Homes were selected for their enduring value. We not only build homes, but create communities your family will be proud to live in. Our homes are crafted with care and pride using only the finest materials. We differentiate ourselves by realizing that our role is to never compromise the structural integrity, to ensure energy efficiency and offer the latest trends of finishes for you to personalize your home in style. This is backed by our unsurpassed 10 year 2-10[®] Home Buyer Warranty Program.

Interior Features

- 6" crown moulding at entry, powder, breakfast, dining room, family, study, gameroom, master bed room & bath
- 8 1/4" baseboards throughout
- Oak, stain-grade stair treads with painted risers
- Sherwin Williams[®] flat latex paint
- 42" direct vent with cast stone mantle fireplace
- Custom framed mirrors in all baths
- En suite baths with granite countertops for all bedrooms
- Ceiling fans in all bedrooms, study, game room, and patio(s) (per plan)
- Solid core interior doors
- 11' plate line

Kitchen Features

- Professional stainless steel appliances
- 36" Electrolux stainless gas cooktop, 5 burner
- Electrolux single oven & dishwasher
- Electrolux convection microwave
- Stainless steel hood insert
- 3 cm granite countertops with a variety of colors to choose from
- 42" stained hardwood cabinets

Master Bath Features

- Stained hardwood cabinets
- Custom framed mirrors
- Freestanding tubs
- 3 cm granite countertops, shower seat (per plan)

- Semi-frameless shower enclosure (per plan)
- Tile shower surround and floor
- Elongated toilet

Exterior Features

- 4 sides full queen size clay brick
- Courtyards, balconies and casitas (per plan)
- 8' painted wood door (per plan)
- 12 lite rear door (per plan)
- Professionally designed landscape package

- Programmable sprinkler system for entire yard
- Painted garage door with opener
- Vinyl Low-E windows
- Full seamless aluminum gutters

Electrical

- Copper electrical wiring
- Carbon monoxide & smoke detectors
- Rocker light switches
- Pendant lights in kitchen
- Recessed can lighting throughout
- All bedrooms, family room and game room wired for TV/phone
- Exterior outlets located at front door, porches and balconies (per plan)
- 200 AMP minimum service

Foundation

- Engineered post-tension foundation
- Moisture barrier (6 mil poly)
- Exterior wall anchors

Lumber and Framing

- 2x material (no pre-fabricated trusses)
- Windstorm engineered & inspected
- 2"x4" studs - 16" on center on exterior walls
- 7/16" radiant barrier sheathing roof decking (techshield)
- 3/4" LG-350 tongue and groove subfloor decking
- Covered patios and balconies (per plan)

Energy Savings

- Certified environments for living[®] (EFL) diamond level
- Honeywell[®] FocusPRO 6000 programmable thermostat
- 16 SEER carrier energy efficient HVAC system
- Media filters on each HVAC System
- Fresh air ventilation
- Jumper ducts to balance air pressure
- High efficiency natural gas furnace with electronic spark ignition

Insulation

- Insulated mylar duct work, mastic sealant and metal plenums throughout for durability and efficiency
- Double poly seal on all doors, windows, base plates and exterior penetrations
- R-13 fiberglass batt insulation in all exterior 2" x 4" framed walls
- R-19 fiberglass batt insulation in all exterior 2" x 6" framed walls
- R-30 fiberglass blown

- R-22 fiberglass batts in all sloped ceilings with styrofoam baffles
- Barrier sheathing on all hot walls (walls that share one side with attic and not typically insulated)

Plumbing

- Tankless water heaters
- Pex piping system

Our Quality Program

- Design consultant to guide you through the process and assist in adding your personal touch
- Sales office is open 7 days a week
- Quality assurance meetings with construction manager
- Independent 3rd party code certified inspection service (Burgess Inspection)

Our Warranty

- 10-Year insurance-backed structural warranty provided by 2-10 home buyer warranty corp
- "Lifetime" warranty/composition roof
- 2-Year major mechanical warranty
- 1-Year workmanship warranty

Our Testing Certifications and Guarantees

- EFL certified diamond (highest level of EFL energy efficiency)
- International code certified
- Duct blaster testing on all homes to ensure tightness of A/C ducts
- Blower door testing on all homes



Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected.