



Sterling Lakes

From the \$130's

Rosharon, TX 77583

Phone: (832)309-9296

Fax: (713)974-2875

Sales office hours:

Model Closed - Special Incentives on Remaining Homesites - Call for Details



Keri Claybourn

Driving Directions

Model Closed - Special Incentives on Remaining Homesites - Call for Details

From Downtown:

Take Highway 288 South,
Right on County Road 56,
Right on Sterling Gate Drive,
Right on Sterling Lakes Drive.

Tax Information

Estimated Tax Rate: \$3.64 per \$100 of appraised valuation

Home Owners Association

Sterling Lakes HOA
Estimated HOA Dues: \$700 per year

Schools

- Alvin ISD
- Don Jeter (Elementary School)
- Manvel (Junior High School)
- Manvel (High School)

Community Details

Sterling Lakes is a premier master-planned community, featuring a variety of resort-style amenities. Located in Rosharon, just south of Houston, this family oriented community is surrounded by natural beauty, and has several lakes which further enhance the appeal of the neighborhood. With all the growth in the area, including new shopping and dining venues, Sterling Lakes is a great place for your new Pioneer Home!

Amenities

- A premier master-planned community located in Rosharon, just south of Houston
- Easy access to Highway 288, Beltway 8, US-59, Loop 610, and the Fort Bend Tollway
- Minutes from the Texas Medical Center, Downtown, and the Galleria, while still less than 40 miles from the beautiful Gulf Coast
- Close proximity to the much anticipated and highly publicized Town Square, WaterLights District, H-E-B Plus, and Promenade Shops; all are venues slated to make Pearland one of the largest entertainment and shopping destinations in the Houston Area
- Premier golf courses, including Southwyck, Bend of Brazoria, and Sienna Plantation, all within minutes of the community
- Powered by En-Touch services, which provides each resident with discounted bulk services, including high-speed internet, basic cable and home security monitoring
- Fully gated community; residents pass through an EZ Tag reader system, and visitors can gain access via the 24-hour guard at the entry gate
- Enchanting \$2 million Chateau Chique Clubhouse, centering on one of the many lakes
- Sparkling Jr. Olympic-size pool, children's splash pad, children's playground, soccer and baseball fields, tennis courts, and jogging trails
- Alvin ISD

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
9727 Opal Rock Dr 4786 B / Putnam III	1421	1.0	3	D	2/0	2.0	\$129,990	Ready Now!



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Pioneer Homes, All Rights Reserved. 2/4/2012

Features - Standard Features

Interior Features

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by your imagination, your budget, building codes and deed restrictions
- Elegant crown moulding in selected areas lends a classic look to the interior
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Raised panel interior doors
- Dramatic entries with choice of vinyl flooring
- Nine-foot ceiling heights in many areas adds spaciousness
- Satin nickel door hardware
- Cobblestone Collection light package offers a rustic finish
- Two-tone interior paint
- Choice of plush carpet with quality pad
- Convenient indoor laundry area with custom shelves and rod
- Optional fireplace with decorative mantel and gas log lighter
- Personal appointment with a Professional Decorator Consultant at the Design Center

Kitchens

- Superior quality appliance package includes gas range, spacesaver microwave and dishwasher
- Exterior vented microwave oven
- Custom quality oak accented cabinetry with adjustable shelves on upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Choice of decorator laminate countertops, in a variety of colors, with full rolled backsplash
- Island work centers on many plans
- Moen® chrome faucet with vegetable sprayer
- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality

- Durable 8" deep stainless steel sink with garbage disposal
- A convenient spice rack in the pantry adds function and storage
- Recessed can lighting (per plan)
- Choice of vinyl flooring in kitchen, breakfast nook and utility room

Baths

- Cultured marble garden tub in master bath for ultimate relaxation
- Separate glass-enclosed shower with marble surround
- Cultured marble seat (some shower enclosures)
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Dual sink in master bath
- Custom quality oak stained vanities in all baths
- Magazine rack in master bath
- Cultured marble bath surrounds in all baths
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Porcelain pedestal sink in powder room (per plan)
- Walk-in closets (in designated areas)
- Fluorescent lighting in master closet(s)
- A/C vent(s) in master walk-in closet(s)

Construction

- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast.
- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Engineered, certified and individually inspected foundations
- On site custom framing
- OSB tongue and groove subfloor on two

- story plans; nailed, glued and screwed
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- All bedrooms and game room blocked for ceiling fans
- Master bedroom, game room and family room blocked and wired for ceiling fan
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Prewired for phone in kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for cable TV in kitchen, family room, all bedrooms, and game room (if applicable)
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG-6 digital ready coaxial cable quad shield for satellite dish and high speed internet access
- Freezer plug in garage
- Breaker box in garage
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Fully installed alarm system with optional monitoring for peace of mind
- Master bath pre-wired for a glass break detector

Exterior Features

- Choice of award winning exterior elevations
- Classic design exteriors with prestigious appearance
- Brick on three sides (designated areas)
- Brick paved front porches (per plan)
- American-made clay brick
- Custom cast stone address plaque with logo (per plan)
- Fiberclassic front door
- Thermo-insulated security rear door with half light and dead bolt
- Attached garages (per plan)
- Steel overhead garage door(s)
- Prewired for garage door openers
- Professionally designed landscape package enhances curb appeal
- Fully sodded front yard
- One large caliper tree in front yard



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- One tree planted between sidewalk and curb enhancing the curb appeal of the home
- Six-foot cedar fenced back yard for privacy
- Superior 30 year architectural grade shingles
- Seamless aluminum gutters in front (in designated areas)
- Picture framed entry walk, public walk, driveway and patio
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filter(s)
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Continuous soffit vents, ridge vent and/or air hawk ventilation system

Comfort & Energy Saving Features

- 95% Efficient furnaces with variable speed motors that help with humidity control
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Homes built to meet stringent Environments for Living™ Platinum Level criteria which exceeds Energy Star® program requirements
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- We performance test every home for air leakage
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- R-38 insulation in air conditioned flat ceilings
- R-22 insulation in non-flat ceiling areas
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy saving gas heating system with electronic ignitor (no pilot)
- 15 SEER high efficiency air conditioning system(s)
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Dual or zoned A/C system (per plan)
- Additional A/C return in master bedroom for better comfort
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- Energy Star rated programmable thermostats
- Standard connections for both gas and electric clothes dryer
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- High efficiency energy saving gas water heater(s)
- R-15 insulation in exterior air conditioned walls



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