



Westheimer Lakes
Canyon Village at Westheimer
Lakes

From the \$160's

11439 Overland Trail Drive
 Richmond, TX 77406
Phone: (281)341-1299
Fax: (281)341-1642

Sales office hours:

Tues - Sat: 10 am - 7 pm
 Sun - Mon: Noon - 7 pm



Ralph Bobo

Driving Directions

From I-10 West:

Exit Grand Pkwy. and travel South,
 Right on FM 1093,
 Travel 2 miles the entrance will be on
 your left,
 Left on Canyon Fields Dr.,
 Right on Lakefair Dr.,
 Left on Overland Trails Dr.

From Westpark Tollway West:

Stay on tollroad until the freeway ends,
 Travel 3.5 miles and entrance is on the
 left,
 Left on Canyon Fields Dr.,
 Right on Lakefair Dr.,
 Left on Overland Trails Dr.

Tax Information

Estimated Tax Rate: \$3.26 per \$100 of
 appraised valuation

Home Owners Association

PCMI
 Estimated HOA Dues: \$737 per year

Community Details

Canyon Village at Westheimer Lakes, located in the Richmond area between I-10 and US-59, is a master-planned community offering just what your family needs. The convenient location is close to many restaurants and shopping venues. Residents also have access to many amenities, such as walking trails, tennis courts, Splash Pad Texas, a pool with slide and spray features within the community. Canyon Village at Westheimer Lakes also features state-of-the-art structural wiring for all your cable, phone, internet, and home security needs. All this and more makes Canyon Village at Westheimer Lakes the ideal spot for your new Pioneer Home!

Amenities

- 592-acre master-planned community, centrally located between I-10 and US 59 via the Grand Parkway in Richmond
- The Westpark Tollway offers easy access to the Energy Corridor, Westchase and Memorial City business districts, the Galleria area and Greenway Plaza
- The Shops at Bella Terra and LaCenterra off the Grand Pkwy.(Hwy 99) offer a variety of shopping and dining choices including Kohl's, Ross, Walmart Super Center, Best Buy, Ann Taylor Loft, Chico's, Coldwater Creek, Kirkland's Home, Luke's Locker, White House/Black Market, Bath Junkie, Eddie Bauer, Talbot's, J. Jill, Buffalo Wild Wings, Sushihana, Quizno's, NY Pizzeria, Panera Bread, Fish City Grill, Perry's Steakhouse, Wine Next Door, Baker's St. Pub & Grill and much more
- Nearby shopping also includes Katy Mills Mall (200 stores in a 1.3 million sq. ft. shopper's paradise), West Oaks Mall; Town & Country Village and The Galleria is within proximity to the community
- Grocery stores in the area feature HEB and Kroger's
- For those who enjoy a game of golf, there are several courses in the area: Meadowbrook Farms, Falcon Point, The Club at Cinco Ranch, Willow Fork, Green Meadows and Pine Forest
- Waterfront, cul de sac, and corner lots are available
- The recreation estate in Westheimer Lakes North centers around the clubhouse with inviting porches and charming colonial style. Just off the large gathering room is a fully operational kitchen with pass-through serving bar leading to the pool area (Jr. Olympic size pool, toddler splash pool and children's playground)
- SplashPad Texas is located in Westheimer Lakes includes a beach-entry splash pool with slide and spray features, children's playscape, walking trails, playfields and lighted tennis courts. Residents access the facility through hand geometry recognition technology
- Broadband internet access combined with strict home-wiring specifications. Residents can easily install monitoring cameras, control lighting from one location, or share computers, printers and entertainment equipment
- Imagination Campus, located in front of Westheimer Lakes North, is an eco-healthy premier preschool and enrichment facility with a strong emphasis on imaginative play and high quality instruction including the understanding of different cultures, healthy lifestyles and multiple languages from an early age. It also offers Summer camps.
- Lamar Consolidated 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
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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. 5/17/2012

Schools

Lamar Consolidated ISD

- Hubenak Elementary School - Exemplary (Elementary School)
- Henry Wertheimer Middle School - Exemplary (Middle School)
- Briscoe Junior High School (Junior High School)
- Foster High School (High School)

11307 Elizabeth Brook Dr 4830 B / Huntington V	2353	2.0	4	D	2/1	2.0	\$204,752	Ready Now!
26222 Christen Canyon Ln 5288 F / Osborne	2121	1.0	3	D	2/1	2.0	\$203,246	4

Community Plans

These are the floor plans that we build in this community.

Colony Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4786 / Putnam III	1421	1.0	3	D	2/0	2.0	\$161,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$169,990
4784 / Godfrey II	1748	1.0	4	D	2/0	2.0	\$171,990
5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$176,990
4817 / Kendelton	1845	1.0	4	D	2/0	2.0	\$177,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$178,990
5288 / Osborne	2121	1.0	3	D	2/1	2.0	\$181,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$182,990
5383 / Corsicana	2243	1.0	4	D	2/0	2.0	\$186,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$194,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$202,990
4826 / Woodbranch II	2592	2.0	4	D	2/1	2.0	\$203,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- 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
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- GE® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Custom designer lighting package
- Satin nickel finish door hardware
- Raised panel interior doors

- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- Luxurious garden tub in master bath for ultimate relaxation
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Spinell white cabinets in bathrooms
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- One live oak in front yard
- One tree planted between sidewalk and curb enhancing the curb appeal of the home
- Energy efficient insulated metal front door
- American-made brick (designated areas)
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Seamless aluminum gutters (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations
- Steel carriage garage door with decorative hardware

- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Pre-plumbed for a water softener loop for added convenience.
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Dual or zoned A/C system (per plan)
- 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 filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round



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- R-22 insulation in non-flat ceiling areas
- R-38 fiberglass insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- 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.

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- All bedrooms and game room blocked for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Fully installed alarm system with monitoring by On Duty included in the HOA dues for Grand Mission residents.
- Glass break detector in master bath
- Master bath pre-wired for a glass break detector
- Prewired for cable TV in kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, family room, all bedrooms, game room, and study (if applicable)
- Prewired for phone in kitchen, master bedroom, game room and study (if applicable)
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- Personal interview with a Professional Decorator Consultant at the Design Center
- 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.



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