



Covington Park at Beall Street

Covington Park

From the \$280's

1249 Nelson Falls
Houston, TX 77008
Phone: (713)861-1534
Fax: (713)861-0661

Sales office hours:

Tues - Sat: 9 am - 6 pm
Sun - Mon: Noon - 6 pm



Sarah Walker

Driving Directions

From Downtown:

Take I-10 West
Right on T.C. Jester Blvd.,
Go over bridge and veer
to the right to East T.C. Jester Blvd.,
Right on Bevis Street,
Right on 15-1/2 St.

From 610 North:

Right on East T.C. Jester,
Left on Bevis St.,
Right on W. 15-1/2 St.

Tax Information

Estimated Tax Rate: \$2.53 per \$100 of appraised valuation

Home Owners Association

Covington Park Homeowners Association, Inc.
Estimated HOA Dues: \$1,872 per year

Community Details

Amenities

- Easy access to I-45, I-10, 610, 290 and Downtown Houston
- Gated community located in a quaint suburb within the urban 610 loop
- Just 5 miles northwest of Downtown Houston provides an easy commute
- Minute Maid Park, Home of the Houston Astros and the Toyota Center home of the Rockets are easy commutes
- Located just minutes from the Theater District, a 17-block area in Downtown Houston's epicenter, providing venues for ballet, opera theater companies, symphonies and Broadway performances
- Close proximity to Memorial Park, a favorite among Houston's joggers, which features a 2.88 mile jogging track, tennis courts, playing field, swimming pool and six miles of mountain and recreational bike trails along Buffalo Bayou
- The 600-acre Memorial Park Golf Course is rated among the top municipal golf courses in the nation
- Shopping, night-life and restaurants are located nearby in Houston Heights
- Close proximity to Uptown Park and The Galleria
- Jaycee Park, with its unique pavilion, is a favorite for family and company picnics and is just blocks away
- Convenient for those who want the amenities and culture of the big city, but prefer living on tree-lined streets in a small town atmosphere

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
1233 Nelson Falls Ln CP03 4A / CP03	2003	3.0	3	U	3/1	2.0	\$289,990	Ready Now!
1249 Nelson Falls Ln CP04 8A / CP04	2060	3.0	2	U	2/1	2.0	\$329,990	Ready Now!
1236 Nelson Falls Ln CP10 A / Design CP10	2327	3.0	3	U	2/2	2.0	\$359,990	Ready Now!
1208 Hobbs Reach Ln CP07 9B / Design CP07	2156	3.0	3	U	3/1	2.0	\$346,272	6
1212 Hobbs Reach Ln CP06 9A / Design CP06	2122	3.0	3	U	3/1	2.0	\$336,323	5

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
CP05 / CP05	1841	3.0	2	U	2/1	2.0	\$287,990
CP03 / CP03	2003	3.0	3	U	3/1	2.0	\$301,990
CP11 / Design CP11	2046	3.0	3	U	3/1	2.0	\$302,990
CP04 / CP04	2060	3.0	3	U	3/1	2.0	\$303,990
CP06 / Design CP06	2122	3.0	3	U	3/1	2.0	\$311,990
CP07 / Design CP07	2156	3.0	3	U	3/1	2.0	\$316,990



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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 Carmel Builders, All Rights Reserved. 2/4/2012

Schools

Houston ISD

- Thomas Albert Sinclair Elementary School (Elementary School)
- Frank M. Black Middle School (Middle School)
- S.P. Waltrip High School (High School)

CP10 / Design CP10	1957	2.0	3	U	2/2	2.0	\$330,990
CP01 / CP01	2228	3.0	3	U	3/1	2.0	\$340,990



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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
- A convenient spice rack in the pantry adds function and storage
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Decorative pendant light fixtures above the kitchen island add beauty to function
- 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
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" upper cabinets. Available in a choice of stain colors

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
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile or wood flooring
- Elegant hardwood flooring throughout the main living area
- Environmentally friendly interior paint with contrasting wall, ceiling and trim color
- Oversized baseboards throughout
- Custom designer lighting package
- Satin nickel finish door hardware

- Eight foot interior doors on first and second floor
- Raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod
- Ten-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Ceramic tile mudset showers (per plan)
- Separate shower with glass door
- Elongated commode in all baths
- Rain glass at master bath window
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- Acrylic 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
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- A/C vent(s) in master walk-in closet(s)
- Framed mirrors in master and powder bath create a designer touch
- Secondary baths include cultured marble countertops with a simulated granite finish in a variety of colors
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Walk-in closets (in designated areas)
- Moen® brushed nickel plumbing fixtures in the master bath and secondary baths add a timeless look

Classic Exteriors

- Artisan™ Accent Trim is the perfect accent with an impressive thickness of 1.5", Artisan™ Accent Trim beautifully casts deep, defined shadow lines and offers a Craftsman style accent to the exterior.
- Beaded HardiePlank® lap siding is engineered for the climate complete with a 30-year non-prorated, transferable, limited warranty.
- Elegant stained mahogany front door
- Thermo-insulated security rear door with half light and dead bolts
- Stone accented elevations (per plan)

- Seamless gutters on all four sides of home (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque
- Three-tone paint on front elevations
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

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)
- 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
- Energy saving gas heating system with electronic ignitor (no pilot)
- 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



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- comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 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
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Air tight polysealant around windows and doors
- 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

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Freezer plug in garage
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Extra security pad in master bedroom
- Master bath pre-wired for a glass break detector
- Prewired for cable TV in family room and master bedroom
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- Prewired for surround sound in the family room for easy home theater installation
- 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

- Prewired for phone in data area
- Prewired for phone and TV combination in game room
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Fluorescent light in garage
- Engineered, certified and individually inspected foundations
- Gated community for extra security and privacy
- 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.
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces
- 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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