



Dickson Place at Jackson Hill

From the \$300's
Houston, TX 77007
Phone: (281)948-0273
Fax: (713)974-2875

Sales office hours:
Saturday 10 am to 7 pm; Sundays noon to 7 pm



Natalie Glass

Driving Directions

MODEL IS CLOSED.

CALL FOR A SALES APPOINTMENT OR VISIT DURING WEEKEND HOURS.

From 610 West Loop:
East on Memorial Dr.,
Left on Shepherd Dr.,
Right on Dickson St.
Community is on the right hand side

From I-10:
South on Durham Dr.,
Left on Dickson St.
(1 block North of Memorial Dr.),
Community is on the right hand side

Tax Information

Estimated Tax Rate: \$2.52 per \$100 of appraised valuation

Home Owners Association

Dickson Street HOA
Estimated HOA Dues: \$1,608 per year

Schools

Houston ISD
• Memorial Elementary School
(Elementary School)
• Hogg Middle School (Middle School)

Community Details

Amenities

- An appealing place to live with its urban charm and close proximity to downtown Houston offering amazing views of Houston's skyline
- Conveniently located near Houston Heights, Midtown, River Oaks, Montrose and downtown Houston
- Just minutes from downtown Houston which features award-winning restaurants and the hip social scene catering to city dwellers
- Minute Maid Park, Home of the Houston Astros and the Toyota Center, home of the Rockets minutes away
- Houston Arboretum and Nature Center just blocks away
- A 600-acre Memorial Park Golf Course which is rated among the top municipal golf courses in the nation
- Close proximity to Memorial Park, a favorite among Houston's joggers, which features a 2.88 mile jogging track, tennis courts, playing fields, swimming pool, and six miles of mountain and recreational bike trails along Buffalo Bayou
- Located just minutes from The Theatre District, a 17-block area in Downtown Houston's epicenter, providing venues for ballet, opera, theater companies, symphonies and Broadway performances
- Convenient commute to the Texas Medical Center
- Close proximity to Highland Village, Uptown Park and The Galleria
- Easy access to Memorial Dr., I-10, 610 and I-45 and downtown Houston

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
4239 Dickson St 2074 E / Design 2074	2074	3.0	3	U	3/1	2.0	\$319,990	Ready Now!

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
2074 / Design 2074	2074	3.0	3	U	3/1	2.0	\$301,990
2526 / Design 2526	2456	3.0	3	U	3/1	2.0	\$320,990



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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

- Reagan High School (High School) |



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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
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- 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
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- GE® stainless steel appliance package includes: gas cooktop, dishwasher, self-clean oven and spacesaver microwave.

Dramatic Interiors

- 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
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with your choice of ceramic tile
- Elegant hardwood flooring throughout the main living area
- Three-tone interior paint
- Elegant stairways with stained handrail and wrought iron balusters
- Hardwood treads on stairway from first to second floor
- Oversized baseboards throughout
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Satin nickel lighting and door hardware
- Satin nickel finish door hardware
- Raised panel interior doors

- Convenient indoor laundry area with custom shelves (per plan)

Luxurious Baths

- Custom quality oak or poplar stained vanity cabinets in the master bath
- Ceramic tile mudset showers (per plan)
- Separate shower with glass door
- Elongated commode in all baths
- Moen® brushed nickel plumbing fixtures in master bath and powder room for a timeless look
- Granite vanity tops with undermount bowls in master bath and secondary baths offers a durable, seamless appearance
- Cultured marble garden tub with soothing hydro jets in master bath for ultimate relaxation
- His & Hers Hi-Hi vanities in master bath (per plan)
- 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
- Magazine rack in master water closet

Classic Exteriors

- Elegant 8' stained mahogany front door with leaded glass inserts
- Stone accented elevations (per plan)
- True masonry stucco (per plan) for durability and peace of mind.
- Seamless gutters on all four sides of home (in designated areas)
- Superior 30 year architectural grade shingles
- Garage door openers with two transmitters
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front yard
- Custom cast stone address plaque
- Attractive slate flooring on balconies and patios
- Three-tone paint on front elevations
- Satin finish exterior hardware

- Classic design exteriors with prestigious appearance
- Oversized balconies (per plan)

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 comfort year round
- 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
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fans with light kit in secondary bedrooms and study
- Insulated weather-resistant sheathing helps reduce energy costs
- Homes built to meet stringent Environments for Living™ Platinum Level criteria



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- Standard connections for both gas and electric clothes dryer
- R-15 insulation in exterior air conditioned walls

your new home will deliver the value and enjoyment you deserve.

Extra Touches

- Plywood tongue and groove subfloor; nailed, glued and screwed
- Extra security pad in master bedroom
- Fully installed alarm system with optional monitoring for peace of mind
- Prewired for cable TV in family room, all bedrooms, and game room (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 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
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Fluorescent light in garage
- Engineered, certified and individually inspected foundations
- 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



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