



The Brownstones at City Centre

From the \$680's

843 Rosastone Trail
Houston, TX 77024
Phone: (713)465-4205
Fax: (713)932-6524

Sales office hours:
Tues-Sat: 10 am-7pm
Sun-Mon: Noon-7pm



Natalie Glass

Driving Directions

From Memorial:North on W. Sam Houston Tollway (Beltway 8) Frontage Road,
Right on Queensbury Ln.,
Left on Town and Country Ln.,
Enter community Left on Norstone, Left on Rosastone

From I-10 West:U-turn at Beltway 8 Frontage Rd. and travel East,
Right on Town and Country St.,
Left on Town and Country Way,
Right on Town and Country Ln., Enter community Left on Norstone,
Left on Rosastone

Tax Information

Estimated Tax Rate: \$2.68 per \$100 of appraised valuation

Home Owners Association

The Brownstones at City Centre HOA* & Houston City Centre POA
Estimated HOA Dues: \$2,772 per year

Schools

Spring Branch ISD

Community Details

The Brownstones at City Centre, where elegant options meet a timeless experience. A sense of community within an urban environment. A distinct blend of upscale retail shops, fine dining and world class hospitality in the midst of a pedestrian friendly atmosphere. You can have it all under the roof of a luxurious metropolitan home.

CITYCENTRE's harmonious blend of business, home, and culture was born out of thoughtful research, strategic planning and timeless architectural design.

Located in the heart of west Houston, **CITYCENTRE** is ideally positioned for future growth. Two million people can access **CITYCENTRE** in just 20 minutes. Even its name will resonate for years to come - a name as prepared for the future as its design.

Amenities

- Sophisticated pedestrian-oriented urban community with access to the community's vibrant urban center is located in Houston's Memorial area
- From upscale dining to a movie theatre and fitness, everything you want will be right outside your door - including Z Tejas Grille, RA, Potbelly Sandwich Works, Fish City Grill, Jamba Juice, Brio Tuscan Grille, Taco Milagro, Vineyard on the Square, Chipotle Mexican Grill, Eddie V's Edgewater Grille; and specialty stores including Sur La Table, Lucy's, Sunglass Hut; also featuring Studio Movie Grill (film, food and fun), Lifetime Fitness and Hotel Valencia
- Plentiful walkways and open green spaces creating a pedestrian-friendly environment
- State-of-the-art office space and amenities in walking distance
- Located next to Town & Country Village which features fashion stores (Banana Republic, JoAnn's, Harold Powell, Talbot's, The Gap); specialty stores (Restoration Hardware, Williams-Sonoma, Pottery Barn); restaurants (Café Express, Escalantes, La Madeleine, Skeeters)
- Randalls & Kroger grocery stores conveniently located in Town & Country Village
- Memorial City Mall is one block away
- Easy commute to Downtown Houston, Galleria area, Westchase and Greenspoint business districts
- Easy access to I-10, Beltway 8, Sam Houston Pkwy.

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 |
|---|---------|-----|----|---|-----|-----|-----------|-------|
| 887 Rosastone Tr CC08 CA / Design CC08 | 3015 | 3.0 | 3 | U | 3/1 | 2.0 | \$769,990 | 7 |



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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

(Elementary School)

- Spring Oaks Middle School (Middle School)
- Spring Woods Senior High School (High School)

| | | | | | | | | |
|---|------|-----|---|---|-----|-----|-----------|---|
| 878 Rosastone Tr CC01 2B / Design CC01 | 3697 | 3.0 | 3 | U | 3/1 | 2.0 | \$809,990 | 3 |
| 874 Rosastone Tr CC01 2A / Design CC01 | 3659 | 3.0 | 4 | U | 4/1 | 2.0 | \$829,990 | 3 |
| 882 Rosastone Tr CC01 2C / Design CC01 | 3659 | 3.0 | 3 | U | 3/1 | 2.0 | \$832,172 | 3 |

Community Plans

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

Standard

| Plan | ~Sq.Ft. | St | Br | M | Ba | Ga | Price |
|--------------------|---------|-----|----|---|-----|-----|-----------|
| CC08 / Design CC08 | 3002 | 3.0 | 3 | U | 3/1 | 2.0 | \$670,000 |
| CC10 / Design CC10 | 3108 | 3.0 | 3 | U | 3/1 | 3.0 | \$685,000 |
| CC09 / Design CC09 | 3352 | 3.0 | 3 | D | 3/1 | 2.0 | \$700,000 |
| CC03 / Design CC03 | 3418 | 3.0 | 3 | U | 2/1 | 2.0 | \$735,000 |
| CC11 / Design CC11 | 3342 | 3.0 | 3 | U | 3/1 | 2.0 | \$735,000 |
| CC01 / Design CC01 | 3659 | 3.0 | 3 | U | 3/1 | 2.0 | \$750,000 |



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Features - Standard Features

Ideal Kitchens

- Durable 10" deep stainless steel sink with garbage disposal
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash set on diagonal adds beauty to function
- A convenient spice rack in the pantry adds function and storage
- Custom designed cabinetry features radius corners, raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- Elegant crown moulding on kitchen cabinetry
- Choice of cabinet door and drawer hardware
- Convenient under-cabinet 110 volt outlets
- Recessed can lighting (per plan)
- Under cabinet lighting adds function
- 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
- Sub Zero and Wolf brand stainless steel appliances with professional grade range, built in microwave, built in refrigerator, and built in Asko Pro dishwasher
- Vent hood with multiple speeds vented outside the home
- Easy close mechanism on cabinet drawers for silent closing
- Waterhill faucet with pullout vegetable sprayer in choice of colors

Dramatic Interiors

- Eight foot interior doors throughout home
- Enlarged trim casing around windows adds beauty
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Elegant crown moulding in all bedrooms
- Attractive pre-cast limestone fireplace mantle
- Attractive, remote controlled direct vent

- fireplace with decorative mantel and gas logs
- Beautiful sand and finish wood floors can be customized with a variety of stains and treatments
- Dramatic entries with your choice of wood flooring
- Choice of interior paint colors add your own personal touch
- Convenient indoor laundry area with cabinets
- Wine room with wine rack, base cabinets with granite countertop, and wrought iron gate (some plans)
- Optional private residential elevator for convenience (per plan)
- Elegant stairways with oversized stained handrail, wrought iron balusters and hardwood treads (per plan)
- Oversized baseboards throughout
- Custom designer lighting package
- Recessed can lighting (per plan)
- Wide Décor rocker light switches
- Choice of door hardware in variety of finishes and styles
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Block-panel custom wood casing on front entry door
- Ten-foot ceiling heights in many areas add spaciousness (per plan)
- Utility room workspace with granite countertops
- Choice of plush carpet with a quality half inch pad

Luxurious Baths

- Furniture style, decorative powder room vanity cabinet available in various woods and finishes
- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- Maple vanity cabinets in all baths adds beauty to function
- Ceramic tile mudset showers (per plan)
- Master shower equipped with body sprays
- Oversized glass enclosed shower with ceramic tile surround in the master bath
- Elongated commode in all baths
- Granite vanity tops with undermount bowls in master bath and secondary baths offer a

- durable, seamless appearance
- 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)
- Custom closet system designed to maximize space and storage with flexibility
- A/C vent(s) in master walk-in closet(s)
- Granite coffee bar with option for under-cabinet refrigerator (per plan)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Walk-in closets (in designated areas)
- Framed mirrors in master, powder and secondary baths create a designer touch
- Choice of Moen® plumbing fixtures for a personal touch

Classic Exteriors

- Landscape irrigation system
- Elegant Andean Walnut front door with leaded glass inserts and a decorative iron grill
- Stone accented elevations (per plan)
- True masonry stucco (per plan) for durability and peace of mind.
- Seamless aluminum gutters (in designated areas)
- Slate style Asphalt shingles
- Superior 30 year architectural grade shingles
- Custom built cedar garage doors
- Garage door openers with two transmitters
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque
- Gas lamp over custom address plaque extends a warm welcome to guests
- Attractive slate flooring on balconies and patios
- Two-tone paint on front elevations
- 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



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- efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving tankless water heater(s)
- Classic vinyl-clad wood windows offer a timeless look and low-e efficiency glass
- 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
- 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
- Blown-in cellulose wall insulation for more comfort and less sound transmission
- 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
- Pathway lighting illuminates the staircase for convenience and safety
- Superior quality reversible ceiling fans and recessed can lighting in master bedroom, family room and gameroom
- Superior quality reversible ceiling fans with light kit in secondary bedrooms and study
- 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

- 1 1/8" plywood tongue and groove subfloor for extra stability and noise reduction
- Freezer plug in garage
- 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, kitchen, study and game room (if applicable) and garage
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen, family room, game room, study, all bedrooms and garage (per plan)
- Prewired for surround sound in the family room for easy home theater installation
- Speaker and volume control pre-wire for formal dining room, master bedroom and patio
- 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
- Breaker box in garage
- Fluorescent light in garage
- Gated community for extra security and privacy
- 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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