



Available Homes in Stoneyway Village

8114 Stoneyway Drive (Completion: April)	\$179,900 2232 sqft 3/3.5/2 ATTACHED	Kitchen sports Cherryvale stained cabinets and an abundance of counter space and breakfast bar. Porcelain tile backsplash with designer laminated countertops in the kitchen. High impact vinyl flooring and superior carpeting. Master bath features a 5' walk-in shower , walk-in closet and vaulted ceilings in the Master Suite. Second 'master' on 3 rd floor with huge walk-in closet and en suite bath. Covered patio over looks an <i>enormous</i> 25' x 20' fully sodded backyard.
8101 Silverton Creek Lane (Completion: April)	\$179,900 2232 sqft 3/3.5/2 ATTACHED	LAST CORNER LOT! On a cul-de-sac street. Home faces Northwest, 10' X 15' fenced and fully sodded backyard and side yard for Rover. Low-maintenance front yard. Inside features a luxurious Master Bath with 5' jetted tub and separate tiled shower . Kitchen has ample counter space, 'Toffee' stained cabinets, laminated countertops w/ porcelain tile backsplash. Porcelain tile floors throughout and high quality carpet and pad.
8110 Stoneyway Drive (Completion: June)	\$184,900 2232 sqft 3/3.5/2 ATTACHED	<i>STILL TIME TO PERSONALIZE.</i> Covered patio over looks an enormous 25' x 20' fully sodded backyard. 5' tile shower in the master bath and tile floors. Kitchen has tile floors and backsplash, designer laminated countertops and white cabinets.
8106 Stoneyway Drive (Completion: June)	\$184,900 2232 sqft 3/3.5/2 ATTACHED	<i>STILL TIME TO PERSONALIZE.</i> Covered patio over looks and enormous 25' x 20' fully sodded backyard. Beautiful Cherryvale stained cabinets in the kitchen with porcelain tile backsplash, laminated countertops and tile flooring. Master bath features a 5' jetted tub and separate tile shower , his/hers vanities and tile floors.

PLEASE CALL FOR AN APPOINTMENT TO VIEW A HOME.

Jenifer Moore – Sales Manager
(713) 299-2263

Or go on-line: www.roc-homes.com

And view our picture gallery



These townhomes are not for lease or rent; purchase only.

ONLY 4 HOMES LEFT!

ESTES GLEN LANE

1st Starts: \$7500 (Lots 39, 40)

2nd Starts: \$7500 (Lots 42, 41)

3rd Starts: \$7500 (Lots 49, 50)

4th Starts: \$5000 (Lots 52, 51)

SILVERTON CREEK LANE

DURANGO WAY

STONEYWAY DRIVE

N. GESSNER ROAD

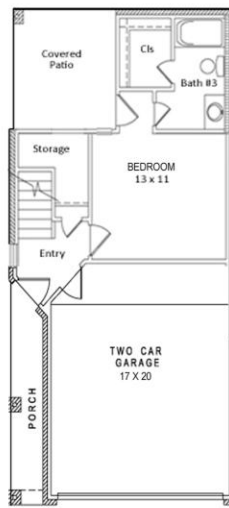
Free-Standing

Free-Standing

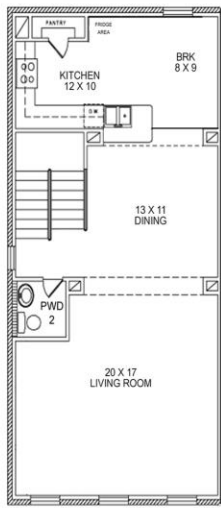
ROC HOMES

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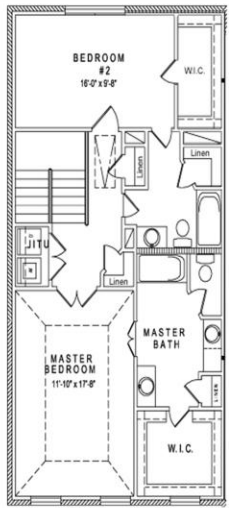
Section 2



First Floor



Second Floor



Third Floor



Stoneyway Village

COMMUNITY FACT SHEET

HOMEOWNER'S ASSOCIATION:

\$190 per month*

Dues include exterior maintenance of homes, **water/sewer**, common area maintenance, periodic exterior pest control, swimming pool maintenance, access gates/camera's/monitoring, and **trash pick-up twice per week in front of the home.**

ESTIMATED TAXES:

\$2.552*/\$100 of tax assessed (before homestead)

SCHOOL DISTRICT:

Cypress Fairbanks Independent School District*

Gleason Elementary - 'Exemplary'

9203 Willowbridge Park Blvd.

281.517.6800

Principal: Sandra McNeely

Cook Middle School - 'Recognized'

9111 Wheatland Dr.

281.897.4400

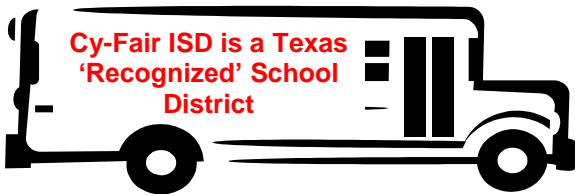
Principal: Sherma Duck

Jersey Village High School - 'Recognized'

7600 Solomon Street

713.896.3400

Principal: Ralph Funk



CONVENIENCES:

2.8 miles to the West Little York Park & Ride*

13 miles to the Galleria*

17 miles to Downtown Houston*

20.6 miles to George Bush Intercontinental Airport*

AREA FITNESS FACILITIES:

Bally's Fitness, 13350 Northwest Freeway

24 Hour Fitness, 12708 Northwest Freeway

Curves for Women, 13147 NW Freeway, Ste. 130

Northwest YMCA, 1234 W. 34th Street

AREA SHOPPING:

Kroger Grocery Store

CVS and Walgreens

Super Target and Super Wal-Mart

Galleria Mall, Memorial City Mall, Willowbrook Mall



Building ROC SOLID Homes since 2002

For more information contact:

Jenifer at 713-299-2263

jenifer@roc-homes.com

WWW.ROC-HOMES.COM



*Prices, HOA fees, taxes and schools are subject to change. Mileage is approximate.

Stoneyway Village

Feature Sheet

Exterior Quality

- ✓ Master Brick© front, sides and rear on first and second floors including covered patio area
- ✓ 3-Part Stucco: front, sides and rear on third floor and *per elevation* on the front
- ✓ Durable cement board trim, siding, and soffit
- ✓ Divided light windows in the front
- ✓ Screens on all operable windows
- ✓ 30 year shingles
- ✓ Cast stone address block
- ✓ **Full surround gutters**
- ✓ 6' Privacy fencing in cedar with gate
- ✓ Fully sodded backyard
- ✓ Professionally landscaped front yard
- ✓ Six Panel, stained mahogany front door with brushed nickel double key deadbolts
- ✓ Professionally engineered Post-Tension (cable) foundation
- ✓ Sherwin-Williams® mildew resistant two tone exterior paint
- ✓ Single decorative paneled aluminum garage door
- ✓ Pre-wired for garage door opener

Energy Saving Package

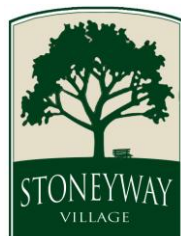
- ✓ Double Paned Low-E aluminum windows in white
- ✓ Whirlpool *Energy Star*® Appliances
- ✓ Digital programmable thermostat on each floor (3)
- ✓ Energy efficient gas water heater, heater and cooking
- ✓ Radiant barrier roof decking
- ✓ OSB Sheathing for superior noise reduction
- ✓ All exterior wall penetrations are sealed with foam insulation
- ✓ R-30 insulation in attic area
- ✓ R-12 insulation in walls
- ✓ R-38 insulation in ceiling over garage
- ✓ R-22 insulation in sloped ceilings

Bathroom Features

- ✓ Chrome finished Moen® “Chateau” plumbing fixtures
- ✓ Elegant porcelain pedestal sink with chrome finish Moen Chateau© plumbing fixtures in the powder room
- ✓ Tub/shower combination, porcelain over steel 5' x 30" tub with 12" porcelain tile surround in all full bathrooms
- ✓ Armstrong® No-Wax vinyl flooring
- ✓ Cultured marble vanities with integrated oval bowls in all baths
- ✓ Brushed nickel finish towel bars and rings
- ✓ Elongated commodes

For More Information:
(713) 299-2263
Jenifer Moore

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Enduring Kitchens

- ✓ Stainless steel, double bowl sink with Moen “Chateau©” single lever faucet
- ✓ Custom measured flat panel, hidden hinged cabinets in white or choice of 3 stain finishes
- ✓ 36” Upper Cabinets
- ✓ Wilsonart® laminate countertops with full cove backsplash
- ✓ Whirlpool *Energy Star*® rated gas range with 4-burner cooktop in black
- ✓ Whirlpool *Energy Star*® rated dishwasher in black
- ✓ Whirlpool *Energy Star*® rated above counter microwave/exhaust hood in black. Vents to outside with a light.
- ✓ Armstrong® No-Wax vinyl flooring

Interior Details

- ✓ Prewired and blocked for ceiling fans in all bedrooms
- ✓ Ceiling mount light fixtures
- ✓ Stamped ceilings and textured walls
- ✓ Sherwin Williams® paint throughout
- ✓ Custom rounded sheetrock corners
- ✓ Textured interior doors in 3 style choices with brushed nickel hardware
- ✓ Pre-wired for security system, all accessible doors and windows on first floor
- ✓ Shelves and hanging bar above utility space
- ✓ 2” base board trim
- ✓ Mohawk BCF Ever-Strand Xtrasoft© carpeting with Scotchguard© protection and 5-year warranty: stairs, family, dining, all bedrooms and closets
- ✓ 3/8” FHA approved carpet pad
- ✓ Armstrong® No-Wax vinyl flooring in utility and foyer
- ✓ 2 cable outlets, M. Bedroom & Family
- ✓ 2 CAT5/phone outlets, M. Bedroom & Family

Warranty

- ✓ First Year ‘Performance Standards’
- ✓ 2 year behind the wall mechanicals and systems
- ✓ 10 year structural and foundation

Quality Assurance

- ✓ 1-2 hour appointment with a professional designer at ROC Homes Design Studio
- ✓ Pre-Start meeting with our Construction Team
- ✓ Pre-Sheetrock meeting with our Construction Team
- ✓ Pre-Move In orientation, “An Introduction to your home” with Construction Team
- ✓ Independent third party inspections during the construction process by **Burgess Construction Consultants** (On homes started after 11/30/12)