

GREATER HOUSTON  
**HOME BUYER'S**  
GUIDE

September/October 2002

SPECIAL REPORT

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NEW  
RULES**

OF HOUSTON REAL ESTATE

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## SPECIAL REPORT:

# THE NEW



Houston's central business district is only a short 15-minute commute.



Shadow Creek Ranch is located one mile south of Bltwy 8 on Hwy 288.

**I**N THE PAST, THE OLD ADAGE OF, " LOCATION. LOCATION. LOCATION." REPRESENTED THE SET OF RULES TO LIVE BY IF YOU WERE LOOKING AT BUYING A HOME OR COMMUNITY. NOW, "LOCATION" CERTAINLY TOPS THE LIST OF RULES FOR SUCCESS, BUT THE LIST IS LONGER, AND THE RULES MORE ENCOMPASSING. PARTICULARLY FOR THE DEMANDING CONSUMERS OF TODAY'S RESIDENTIAL COMMUNITIES. THE FOLLOWING ARE THE TOP TEN RULES THAT ADD UP TO AN EQUATION FOR SUCCESS. AN EQUATION THAT SHADOW CREEK RANCH HAS NOT ONLY MASTERED, BUT MASTER PLANNED.





The success of Legacy Homes, one of the first builders within Shadow Creek Ranch, has been incredible. Legacy Homes completely sold out of their first neighborhood of Enclave Terrace before their model home was even completed. They continue to sell homes in their second neighborhood of Bay Front Estates.

"I never dreamed that the sales in Shadow Creek Ranch would be so tremendous. Week after week the buyers keep pouring in," says Amanda Zoch, Legacy Homes sales associate in Shadow Creek Ranch. "I've never heard of another community that has experienced such extraordinary success, such a short time after opening."

Perry has also enjoyed great success in Shadow Creek Ranch with their new floorplans designed especially for lakefront living in Shadow Creek Ranch.

"A large percentage of Perry's buyers in the Hwy. 288 area work in the Medical Center or Downtown and enjoy the relative ease of the drive," says Craig Foresman, Perry Homes Division President. "Shadow Creek Ranch, even closer to town, should be of interest to anyone working inside the loop."

The first model for Perry Homes' new lakefront series is now open and features a wall of large windows offering scenic views of the 8.9 acres of glistening lakes that envelop the neighborhood. The first homeowners in Shadow Creek Ranch moved into their Perry home in August.

Emerald Homes is offering between 12 and 15 different home designs from their highly successful Classics Series. The homes, located in the neighborhood of Bay View Terrace, will each be a part of Emerald's nationally recognized energy efficient program called Emerald For Life. Emerald will begin construction on their model home this fall and is currently accepting home and homesite reservations.

The first custom homebuilder at Shadow Creek Ranch, Westport Homes will offer custom home designs ranging in size from 3,500 to 5,500-square-feet on "The Island," Shadow Creek's most unique neighborhood. Almost completely encircled by water, "The Island" features oversized estate homesites from 9,600 to nearly 20,000 square feet.

"When the developers approached me about building custom homes at Shadow Creek Ranch, I jumped at the opportunity to get in at the beginning of what will be another very successful community on Highway 288," said David Moore, president and chief executive officer of Westport Homes. "We expect to attract the homebuyer who works downtown or in the medical center and is looking for a luxury custom home that is close to work, but also close to all the extracurricular activities this city has to offer."

Westport Homes has yet to break ground on their model home but public interest in purchasing a home on "The Island" in Shadow Creek Ranch has been overwhelming. In fact, inquiries have been so numerous that there will be a private grand opening for prospective buyers prior to beginning sales to the public.

Additionally, Westport Builders, a division of Westport Homes, is developing a 20-acre town house community in Shadow Creek Ranch. A total of 200 single-family units will be built with the first phase to be centered around the 19-acre lake near the entrance to the community at Kirby Drive and Shadow Creek Parkway. Construction on these town homes is scheduled to begin in the Fall of 2003.

## **RULE 6. NATURE/BEAUTY**

More than 700 acres in Shadow Creek Ranch has been designated as "open space" providing the community recreational enjoyment and visual enchantment. Central to the theme of the community is a 300-acre system of lakes,



**Hammonds Homes  
\$170s-\$220s  
Sunrise Creek**

including a 20-acre lake at Kirby Drive and Shadow Creek Parkway. The lakes are positioned to offer scenic views from almost every vantage point within Shadow Creek Ranch.

"We're not just offering lake front property," said land planner Kerry R. Gilbert, "we're offering a lake living experience. People want open space and aesthetic beauty. The lakes create the open space, and it is our job to create the beauty," he said.

Many of the homes at Shadow Creek Ranch are located near the water's edge and have walls of windows offering pristine views of the glistening lakes.

In addition to the lakes, the open space and aesthetic beauty of Shadow Creek Ranch is evidenced by the more than 400 acres of greenbelts, parks and a 22-mile network of hiking and biking trails that traverse the property.

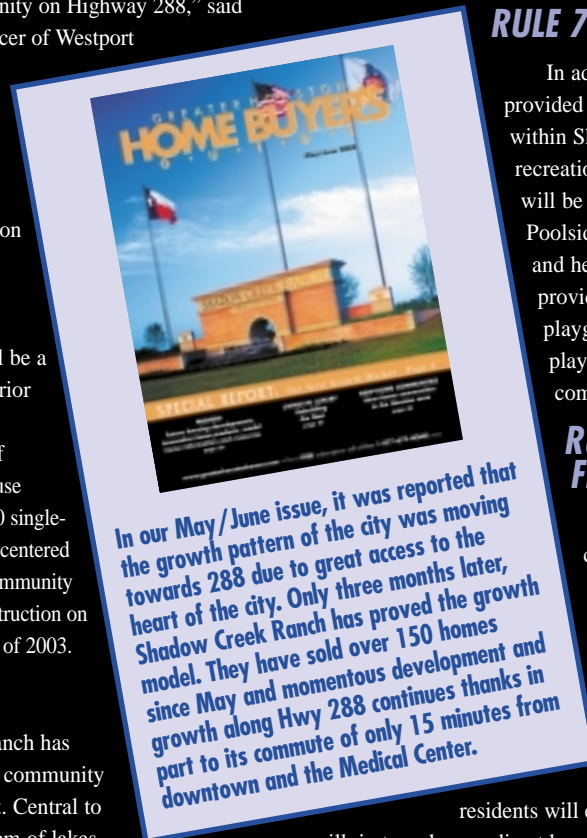
## **RULE 7. RECREATION**

In addition to the recreational opportunities provided by the lakes and trails, each neighborhood within Shadow Creek Ranch will have neighborhood recreational facilities. A junior Olympic size pool will be the focal point of each recreational center. Poolside cabanas will offer the convenience of his and her bathrooms. Two lighted tennis courts will provide hours of friendly competition, while playgrounds with swings and state-of-the-art playground equipment will entertain the less competitive tots.

## **RULE 8. ENVIRONMENTALLY FRIENDLY**

As one of the warmest climates in the country, energy efficiency homes save residents thousands of dollars over the life of their homes. Likewise, the efficient use of energy impacts our environment with less consumption affecting the overall wellness of our planet.

With the close proximity to Houston's main employment corridors, residents will experience shorter commute times, which will, in turn, have a direct bearing on the Clean Air initiative for our state.





**Ashton Woods Homes\***  
mid- to high-\$200s  
Emerald Landing



Fossil fuel is the number one pollutant of our airways. Less time spent in automobiles, can have a dramatic affect on our future.

**RULE 9. TECHNOLOGY**

With time-saving methods always at the forefront of Shadow Creek’s strategy for masterplanning a state-of-the-art community, special attention has been focused on technology infrastructure. A partnership has been formed with Time Warner to provide fiber optics and next generation services throughout the community. Through the use of fiber optics, Time Warner is able to offer Shadow Creek Ranch residents the bandwidth for distance learning opportunities, the ability to telecommute from the comforts of home, and advanced home security features.

Each resident in Shadow Creek Ranch will be able to take advantage of new Time Warner applications such as Video On Demand, Voice Over Internet Protocol, digital cable, HDTV, private channel opportunities, wireless Internet capabilities and high speed Internet access. Some of these technologies are not available to the public yet. As each service becomes available, residents at Shadow Creek Ranch will have the opportunity to be among the first to utilize each service.

This state-of-the-art technology infrastructure will provide timeless, or future-proofed, applications allowing the community, and its residents, to evolve with whatever technology advances the future may hold. This type of infrastructure allows for distance learning and advanced home-based business interaction—including such practices as telemedicine and video conferencing.

**RULE 10. MASTERPLANNED**

Everything is within reach at Shadow Creek Ranch. The new rules for success are being followed, and even refined. The developers of Shadow Creek Ranch have tried to achieve total balance by creating a “Next Generation” master planned community that offers the newest home products and the best technology available, while upholding the eminent qualities expected of successful residential communities—location, quality of life and visual beauty. The result: Shadow Creek Ranch seems to be masterfully planned to make sure that residents have everything they need, most importantly time, on their side.

**\* Coming Soon**

**FAST FACTS ABOUT SCR**

**LOCATION:**

Hwy 288 South at Shadow Creek Pkwy, approximately one mile south of Beltway 8

**SIZE:**

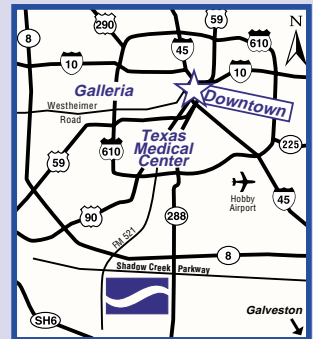
Approximately 3,300 acres. That’s nearly six square miles, stretching from Hwy 288 to FM 521 and from Clear Creek to FM 518

**FEATURES:**

- 300 acres of linked lake system
- 700 acres of open space including parks
- 22-mile network of hike-and-bike trails and pedestrian greenbelts
- recreational facilities, shopping center
- commercial and business facilities
- 7 school sites
- Town Center with police and fire stations, hospital, churches, library

**BUILDERS:**

- Ashton Woods Homes\* mid- to high-\$200s
- Emerald Homes \$170s - \$200s
- Gehan Homes \$170s - \$220s
- Hammonds Homes \$170s - \$220s
- Legacy Homes \$140s - \$220s
- Perry Homes \$220s - \$260s
- Westport Homes \$370s - \$700s



[www.shadowcreekcranch.net](http://www.shadowcreekcranch.net)  
281-412-0399



**Emerald Homes**  
\$170s-\$200s  
Bay View Terrace

