

INTRODUCING AUGUSTA PINES NEW NEIGHBOR  
 WITH 45 BREATHTAKING CUSTOM LOTS  
*half acre to one acre*

*Lago*  
 WOODS



*Create Your own Destiny*

WITH A DREAM TEAM OF  
 CUSTOM BUILDERS

*Shawn Cannon*

*Jeff Paul*

T.D. Cox

*Matt Powers*

*Tommy Bailey*

*Everything is possible  
 in the New Lago Woods!*

FROM THE \$900's

NOW ACCEPTING LOT RESERVATIONS!

Actual photograph of the lake at Lago Woods

[www.LagoWoods.com](http://www.LagoWoods.com)



FOR ALL YOUR REAL ESTATE NEEDS OR  
 MORE INFO AND PRECONSTRUCTION PRICING  
 ON THIS FABULOUS NEW NEIGHBORHOOD CALL

*Beth Ferester*

Coldwell Banker Realtor®

713.522.LAGO

[beth@ferester.com](mailto:beth@ferester.com) [www.ferester.com](http://www.ferester.com)





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### Custom Builders:

- Jeff Paul [www.jeffpaulhomes.com](http://www.jeffpaulhomes.com)
- Matt Powers [www.mattpowerscustomhomes.com](http://www.mattpowerscustomhomes.com)
- T.D. Cox [www.tdcoxhomes.com](http://www.tdcoxhomes.com)
- Tommy Bailey [www.tommybaileyhomes.net](http://www.tommybaileyhomes.net)
- Shawn Cannon [www.cannoncustomhomesinc.com](http://www.cannoncustomhomesinc.com)

### Home Sites:

- 45 Energy efficient estate lots with 18 on the lake
- Half acre to one acre lots
- Minimum 3,500 Sq. ft
- 3-4 car garages
- Stucco, stone, tile, or brick exteriors with composition roofs
- Brick pavers or patterned concrete drives
- Wrought iron fencing
- Architectural approval required
- Must use one of the five approved builders in the neighborhood

### Amenities:

- Memberships available to the Augusta Pines Golf Course
- Close proximity to Augusta Pines Equestrian Center, "The Club"
- Tennis & Fitness Facility
- Minutes from The Woodlands Market Street, restaurants & shopping
- 1 mile from upcoming Creekside Village Center
- 3 miles from the new Exxon campus
- Minutes from George Mitchell Nature Preserve
- 5 miles from I-45
- Minutes to Burroughs Park



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### Tax Rate:

HARRIS CO	0.39117000
HARRIS CO DPT EDUC	0.00658100
HARRIS CO ESD 7	0.08000000
HARRIS CO FLOOD CONTRL	0.02809000
HARRIS CO HOSPITAL	0.19216000
HARRIS COUNTY EMSD 11	0.03000000
KLEIN ISD	1.43000000
LONE STAR COLLEGE SYS DIST	0.12100000
NW HARRIS CO MUD 19	1.12000000
PORT OF HOUSTON AUTH	0.01856000
Total per \$100 of evaluation	3.41756100 Before Homestead Exemption

### Lago Woods Annual Association fee:

- \$2500 Annually

### School District: AWARD WINNING KLEIN ISD DISTRICT

<b>Klein ISD</b>	www.kleinisd.net
<b>Elementary</b>	Metzler Elementary
<b>Middle</b>	Hildebrandt Intermediate
<b>High</b>	Klein Oak International Baccalaureate Diploma Programme*
<b>Private</b>	Oak Ridge Christian Academy, The Woodlands Academy, Northwood's Catholic, John Coope

**International Baccalaureate Diploma Programme**  
AWARD WINNING, RIGOROUS, COLLEGE PREP PROGRAM



The IB programme has a reputation for high quality education sustained for over 35 years. Their curriculum represents the best from many different countries rather than the exported national system of any one. Their challenging Diploma Programme assessment is recognized by the world's leading universities. They maintain high standards by actively training and supporting teachers, and by authorizing and evaluating IB World Schools.

Plat Map Color Coded by Builder

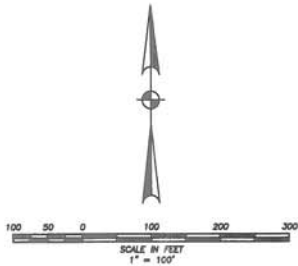
Tommy Bailey

Shawn Cannon

Tom Cox

Jeff Paul

Matt Powers









**SHADOW CREEK ESTATES  
LAGO WOODS  
SEC 1**

A SUBDIVISION OF 36,609 ACRES OF LAND  
LOCATED IN ISAAC BUNKER SURVEY, A-120  
HARRIS COUNTY, TEXAS

## Sales Info

Beth Ferester 713.522.LAGO



	<p><b>7706 Morgans Pond Court</b> MLS# 9354685 Sales Price: \$ 1,360,000 <i>Tommy Bailey Custom Homes</i> 5 bedrooms, 5.5 Bath , 3 car garage 5,218 Sq. Ft., Lot size 19,835 Sq. Ft.</p>
	<p><b>7607 Morgans Pond Court</b> MLS# 85648842 Sales Price: \$1,230,000 <i>Jeff Paul Custom Homes</i> 5 bedrooms, 5.5 Bath , 3 car garage, 5,580 Sq. Ft., Lot size 20,302 Sq. Ft.</p>
	<p><b>7610 Morgans Pond Court</b> MLS# 82023521 Sales Price: \$ 1,349,000 <i>Shawn Cannon Custom Homes</i> 4 bedrooms, 4.5 Bath , 3 car garage 5,945 Sq. Ft., Lot size 20,578 Sq. Ft.</p>
	<p><b>7707 Kalebs Pond Court</b> MLS# 14523662 Sales Price: \$ 1,395,000 <i>Matt Powers Custom Homes</i> 4 bedrooms, 4 +2 half Bath , 3 car garage 5,513 Sq. Ft., Lot size 20,849 Sq. Ft.</p>
	<p><b>7610 Kalebs Pond Court</b> MLS# 18944639 Sales Price: \$1,285,000 <i>Tommy Bailey Custom Homes</i> 5 bedrooms, 5.5 Bath , 4 car garage 5,550 Sq. Ft., Lot size 20,740 Sq. Ft.</p>
	<p><b>7510 Kalebs Pond Court</b> MLS #29246646 Sales Price: \$1,241,800 <i>T.D. Cox Custom Homes</i> 5 bedrooms, 5+2 bath, 3 car garage 5,117 Sq. Ft., Lot size 20,273 Sq. Ft.</p>