



# WILLOWBEND POINT

A Gated Community of Two & Three Level Residences in the Medical Center Area



To learn more about this community, please contact:

Jack Wilson | 713.575.8000  
[jwilson@citychoicegroup.com](mailto:jwilson@citychoicegroup.com)

CHOICE IS THE ULTIMATE LUXURY





# WILLOWBEND POINT

## QUICK MOVE-IN HOMES

**10610 Cascade Ledge Lane**  
\$444,700 **\$394,700**

3 beds | 3.5 baths | 2 car garage  
2,053 sq. ft.  
**AVAILABLE NOW**

**10614 Cascade Ledge Lane**  
\$449,700 **\$399,900**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**10615 Cascade Ledge Lane**  
\$447,700 **\$399,900**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**10616 Cascade Ledge Lane**  
\$439,700 **\$394,700**

3 beds | 3.5 baths | 2 car garage  
2,053 sq. ft.  
**AVAILABLE NOW**

**10617 Cascade Ledge Lane**  
\$444,700 **\$399,900**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**10619 Cascade Ledge Lane**  
\$449,900 **\$409,900**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**10621 Cascade Ledge Lane**  
\$447,900 **\$404,700**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**10622 Cascade Ledge Lane**  
\$449,700 **\$399,700**

3 beds | 3.5 baths | 2 car garage  
2,083 sq. ft.  
**AVAILABLE NOW**

**3922 Willowbend Point Dr**  
\$429,700 **\$397,700**

3 beds | 3.5 baths | 2 car garage  
1,788 sq. ft.  
**AVAILABLE NOW**

**continued**

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CITY HOMES  
CHOICE

WILLOWBEND POINT  
QUICK MOVE-IN HOMES

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**3913 Willowbend Point Dr**  
\$394,900 **\$369,900**

3 beds | 2.5 baths | 2 car garage  
1,511 sq. ft.  
**AVAILABLE NOW**

**3911 Willowbend Point Dr**  
\$399,900 **\$374,700**

3 beds | 2.5 baths | 2 car garage  
1,588 sq. ft.  
**AVAILABLE NOW**

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**3923 Willowbend Point Dr**  
\$424,700 **\$399,700**

3 beds | 2.5 baths | 2 car garage  
1,708 sq. ft.  
**AVAILABLE NOW**

**3925 Willowbend Point Dr**  
\$439,700 **\$412,700**

3 beds | 2.5 baths | 2 car garage  
1,708 sq. ft.  
**AVAILABLE NOW**

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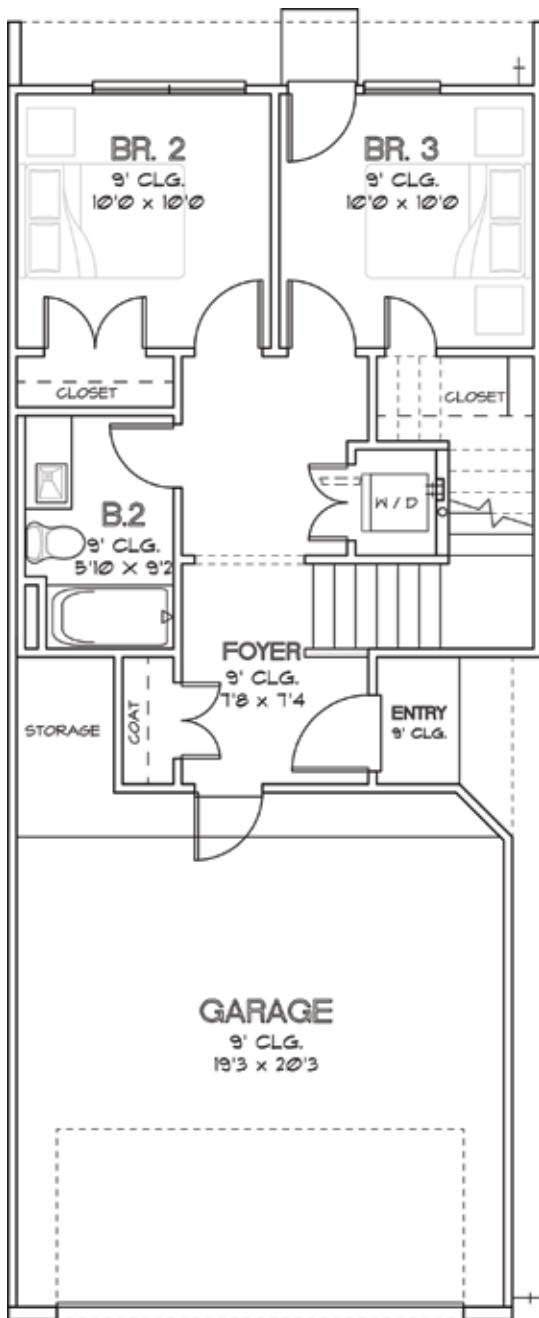
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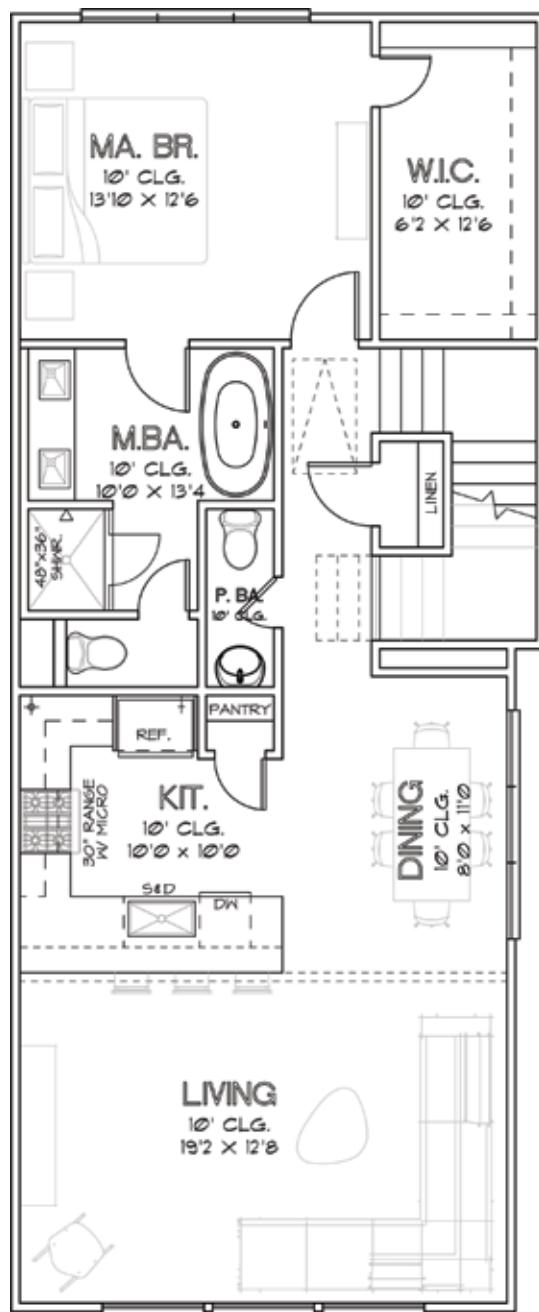


CITY HOMES  
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WILLOWBEND  
POINT  
PLAN 1511



FIRST FLOOR



SECOND FLOOR

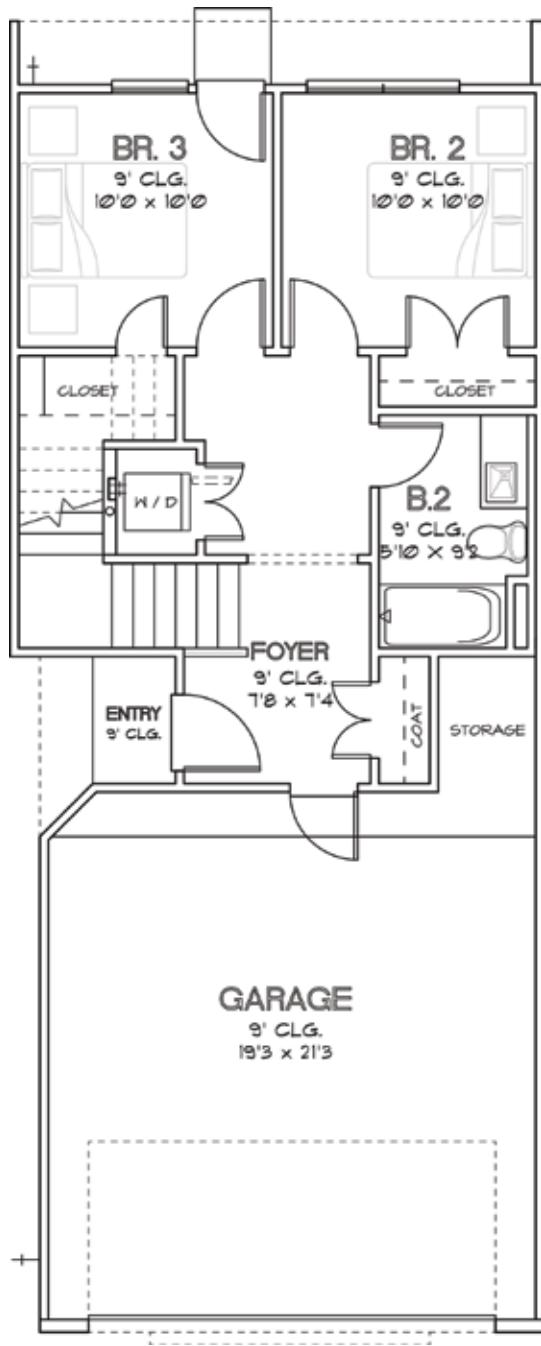
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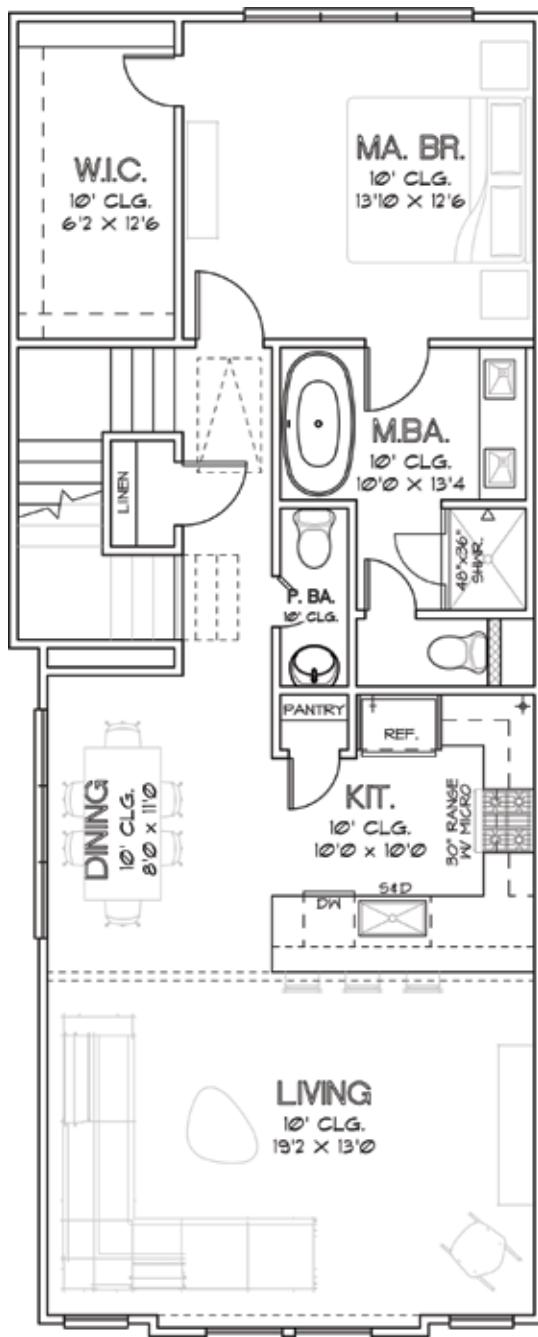


CITY HOMES  
CHOICE

WILLOWBEND  
POINT  
PLAN 1588



FIRST FLOOR



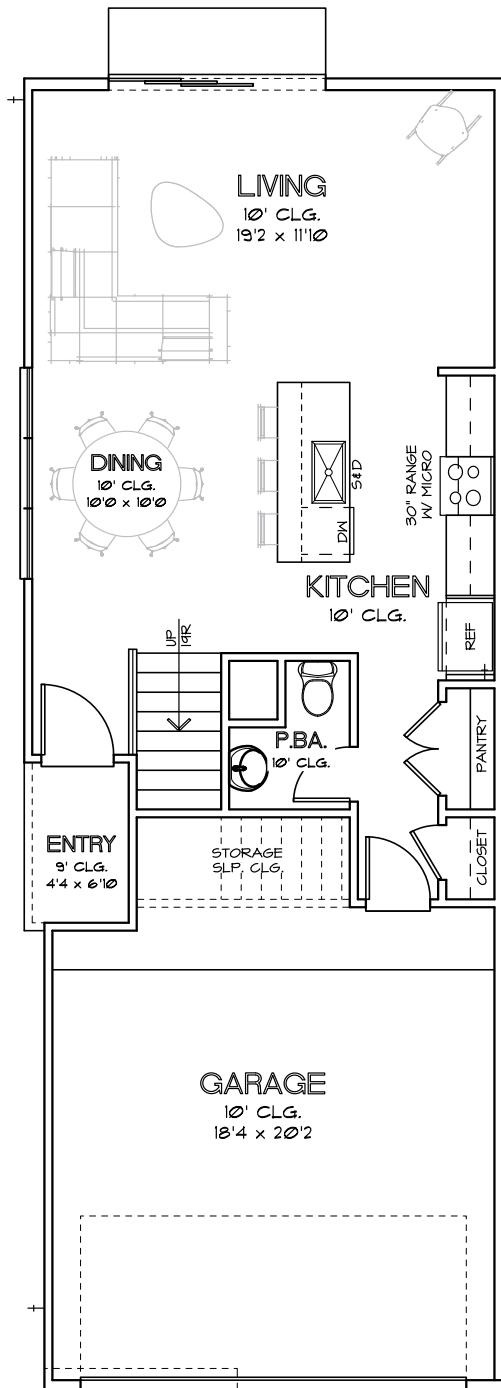
SECOND FLOOR

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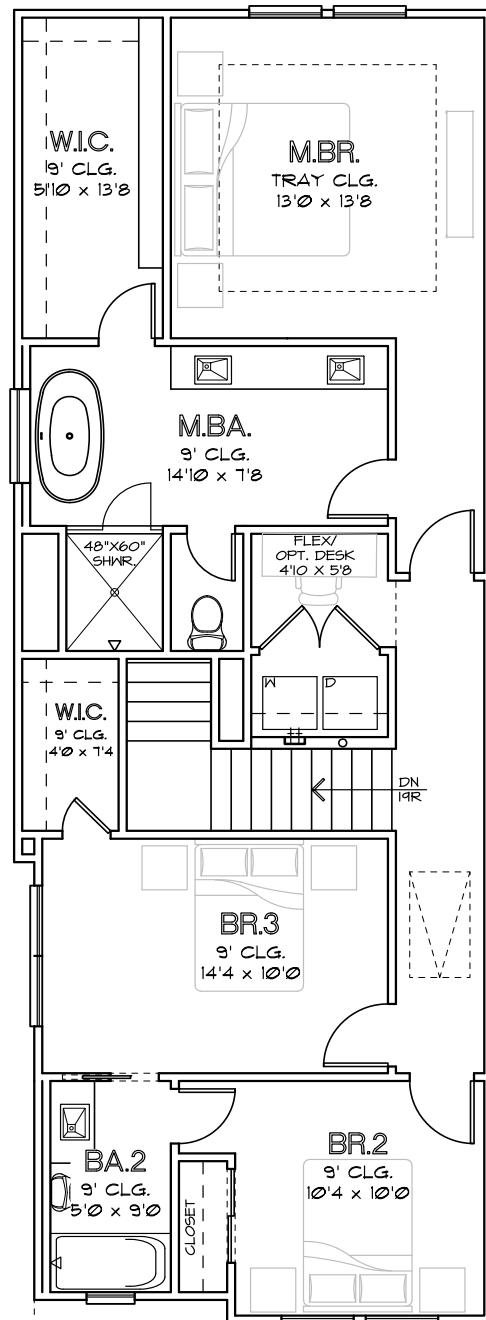




# WILLOWBEND POINT PLAN 1708



FIRST FLOOR



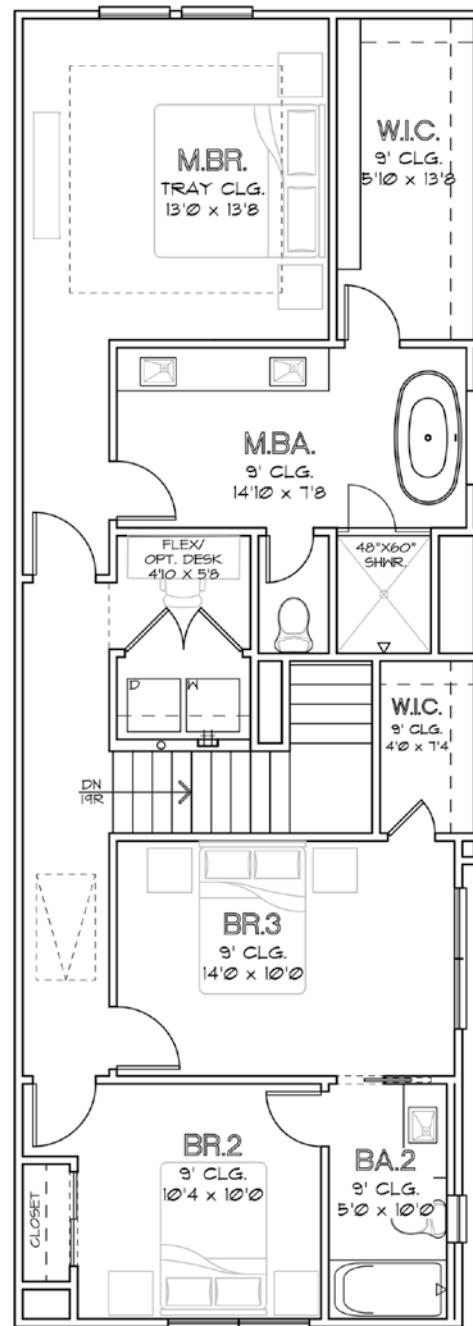
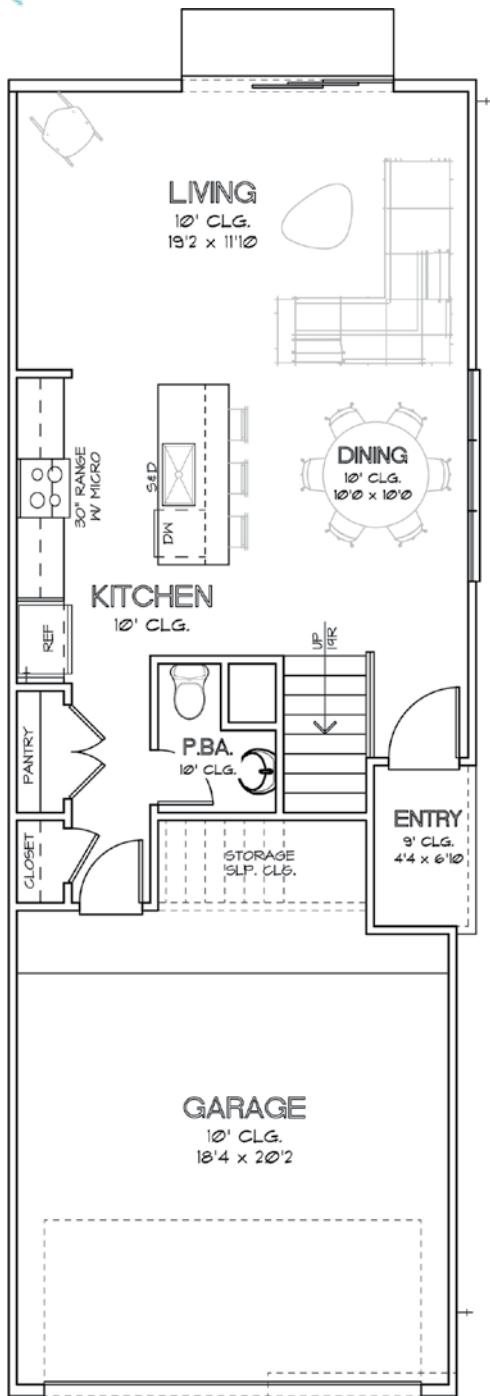
SECOND FLOOR

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WILLOWBEND  
POINT  
PLAN 1768



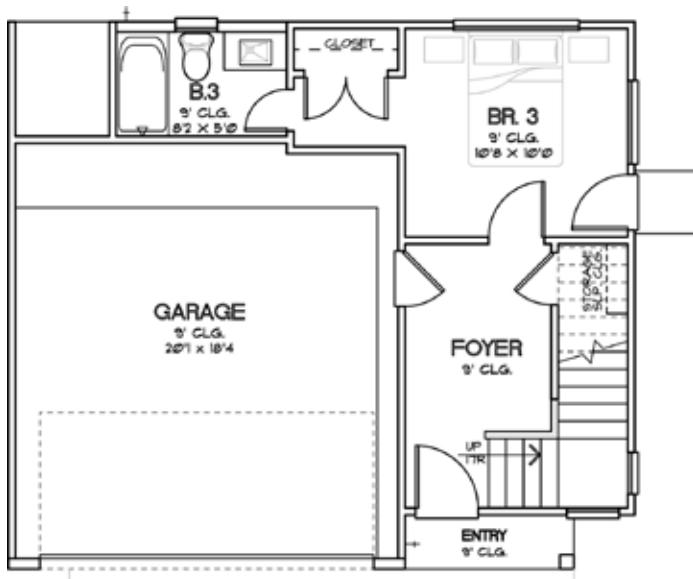
CHOICE IS THE ULTIMATE LUXURY





CITY HOMES  
CHOICE

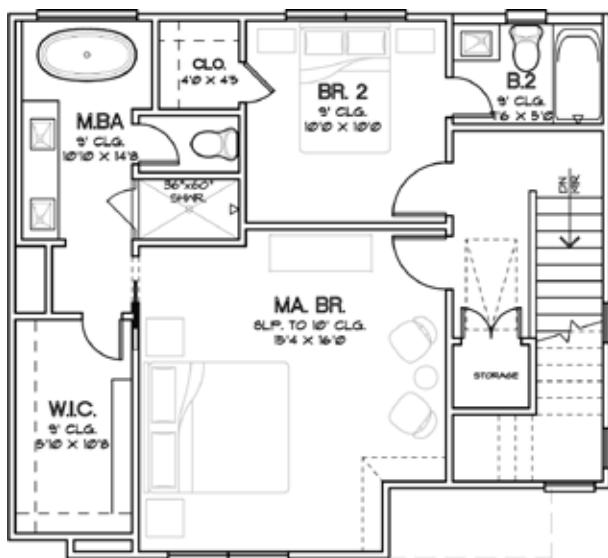
WILLOWBEND  
POINT  
PLAN 1788



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

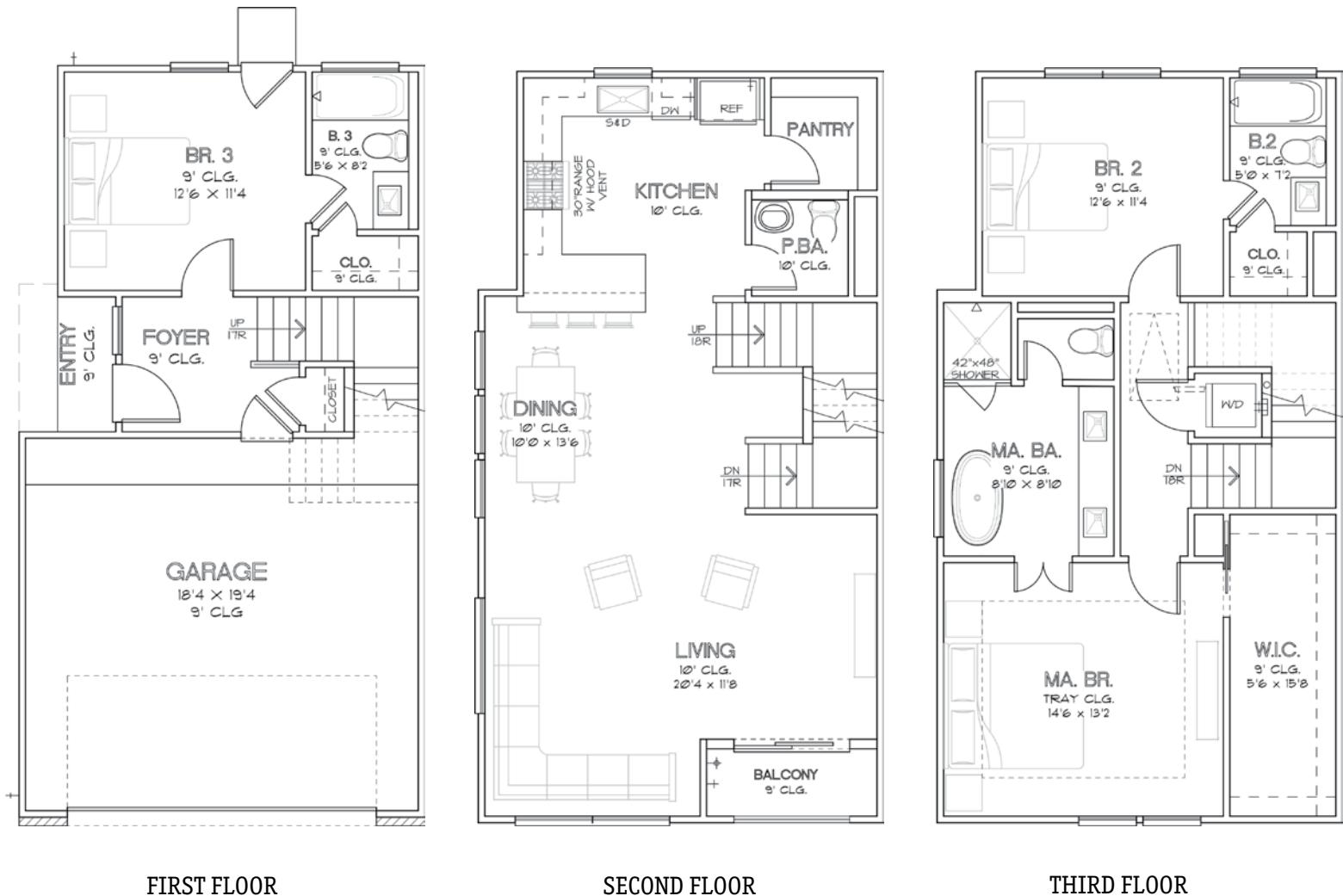
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CHOICE

WILLOWBEND  
POINT  
PLAN 1853



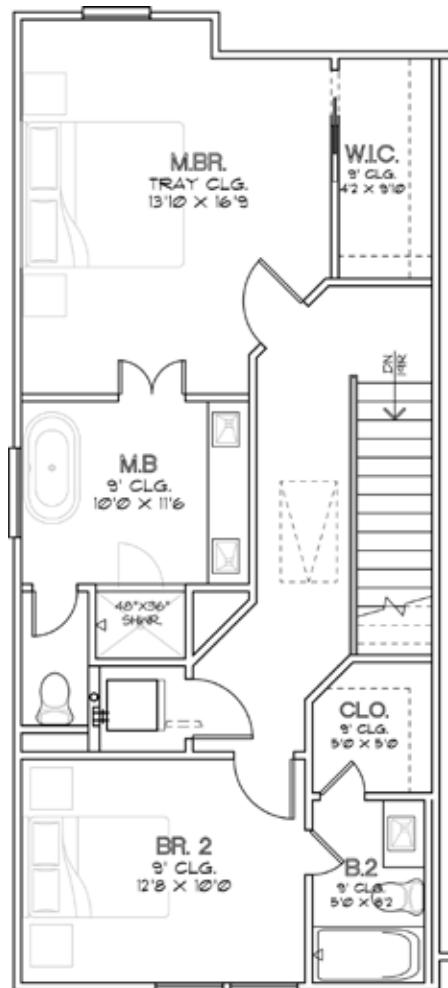
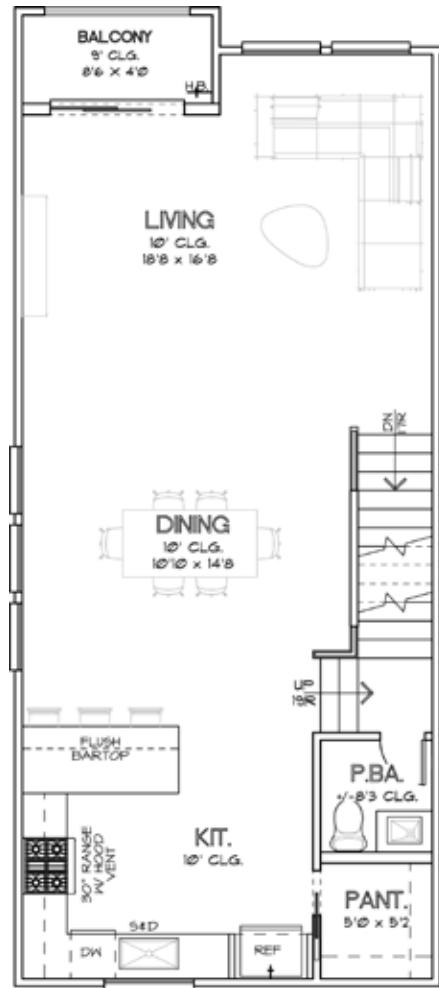
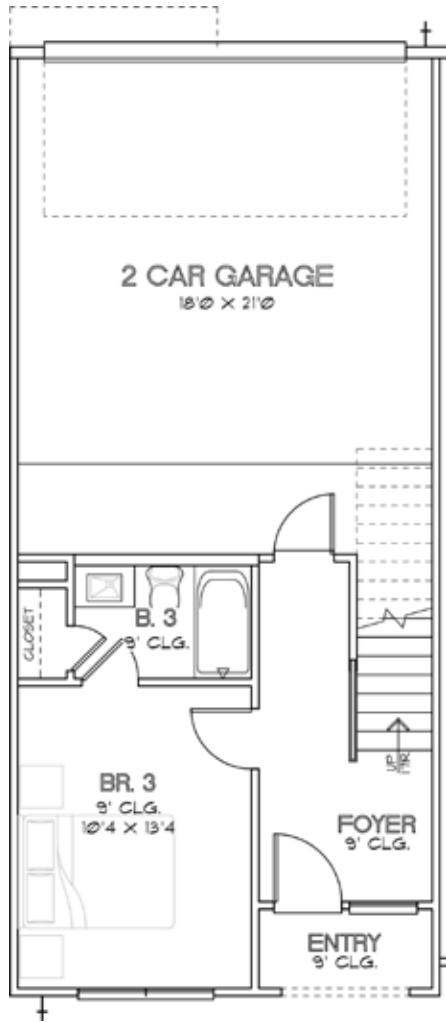
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CHOICE

WILLOWBEND  
POINT  
PLAN 1903



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

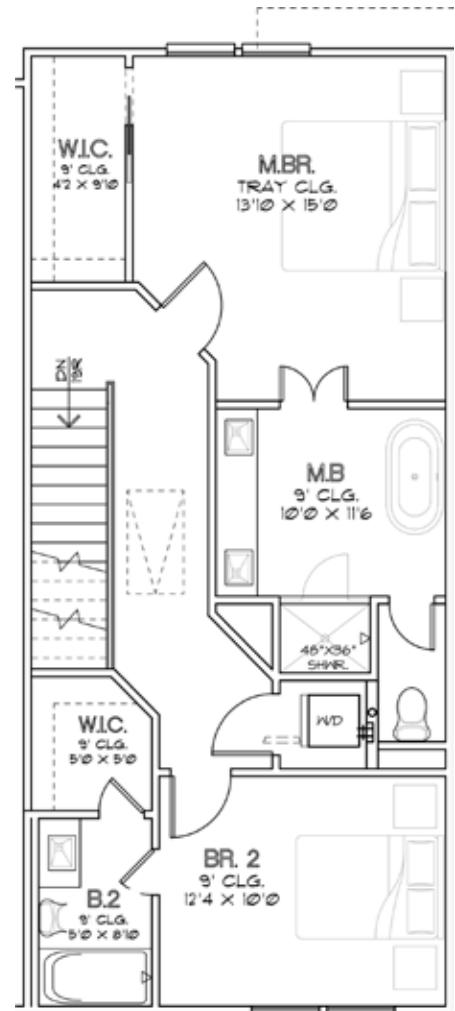
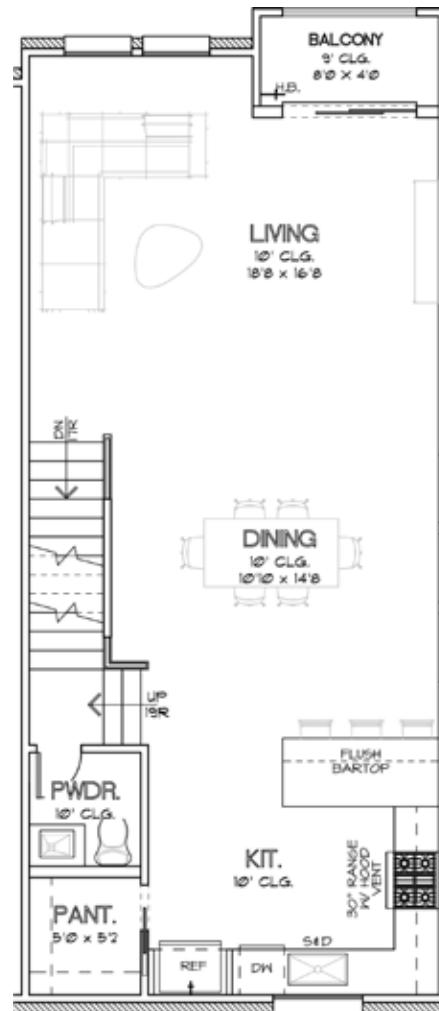
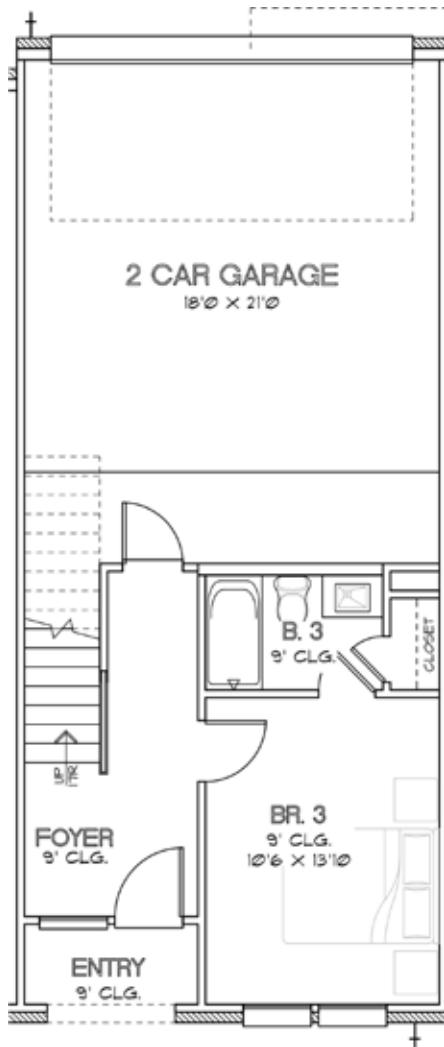
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POINT  
PLAN 1905



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

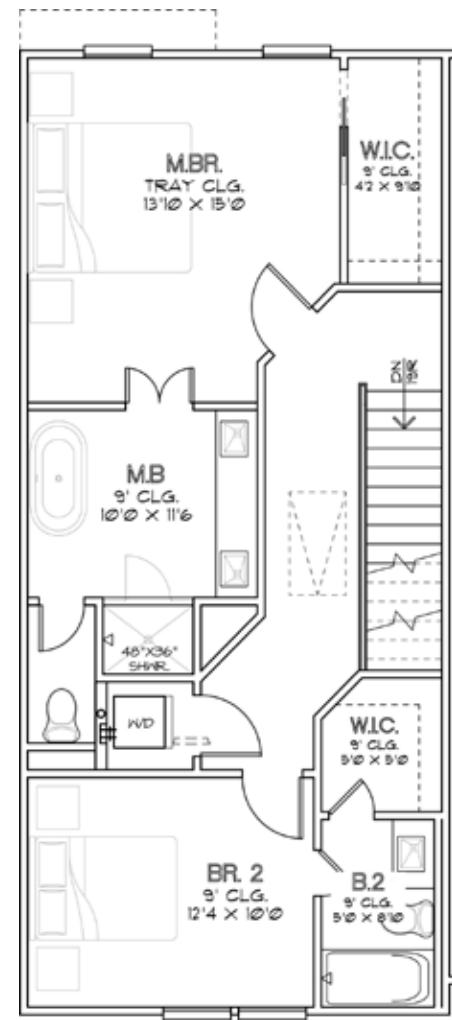
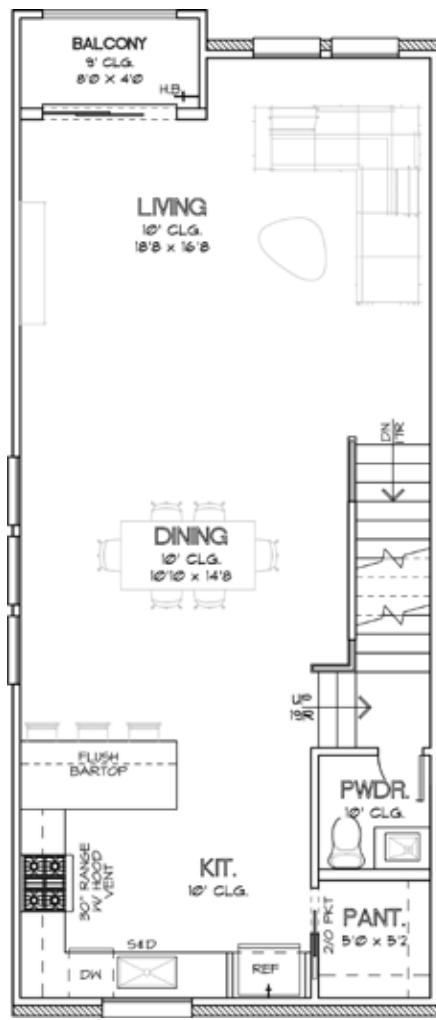
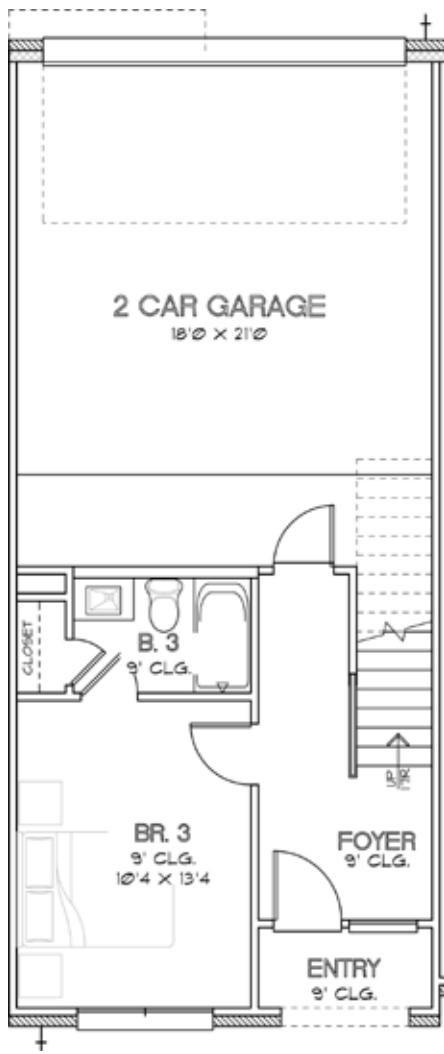
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CITY HOMES  
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WILLOWBEND  
POINT  
PLAN 1906



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

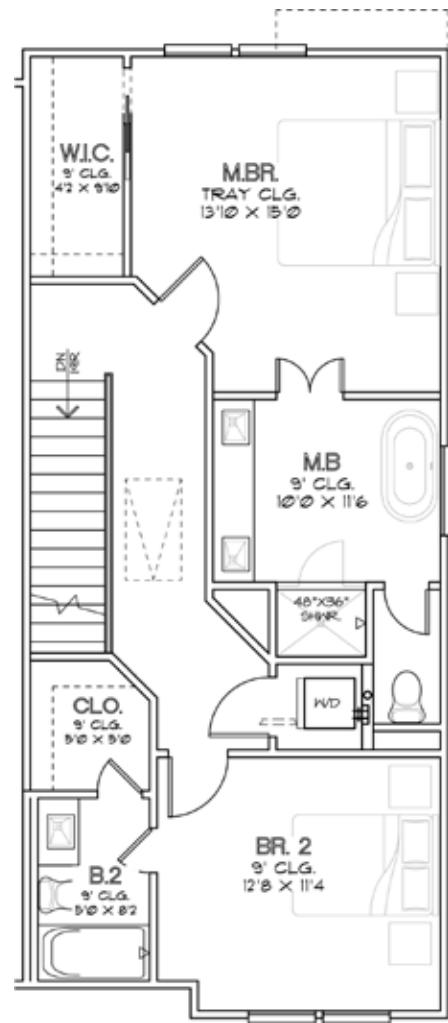
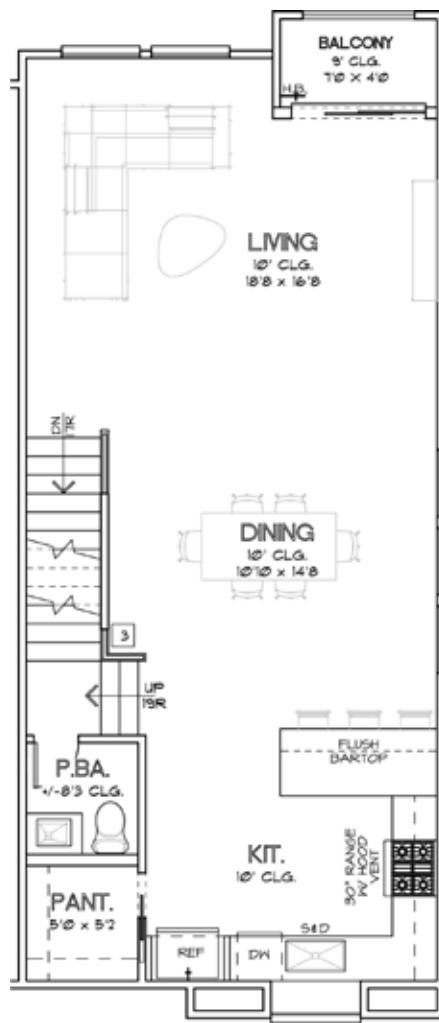
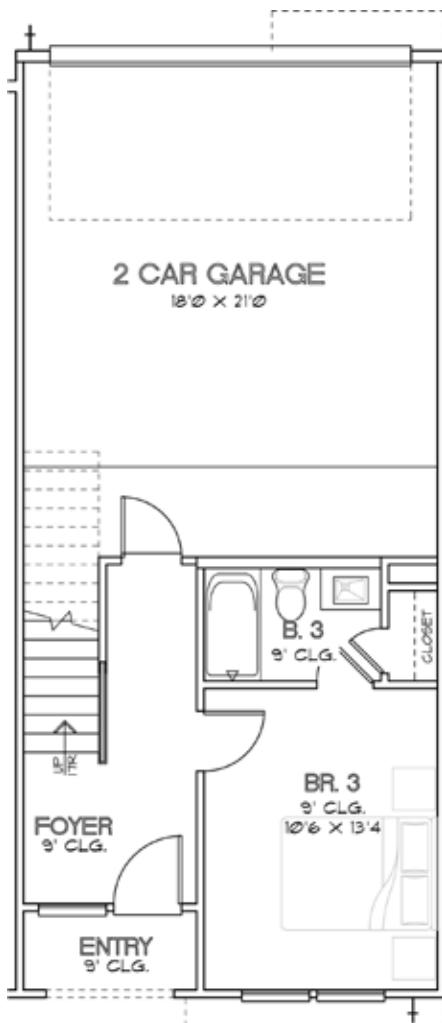
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CITY HOMES  
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WILLOWBEND  
POINT  
PLAN 1922



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

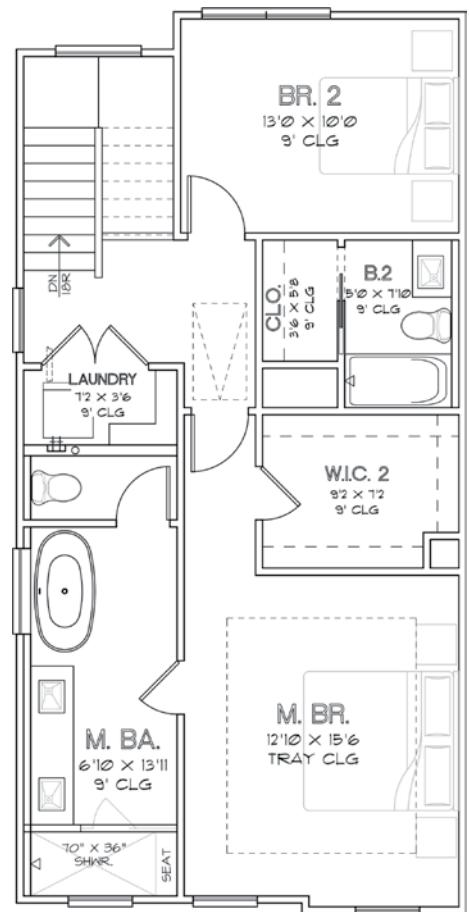
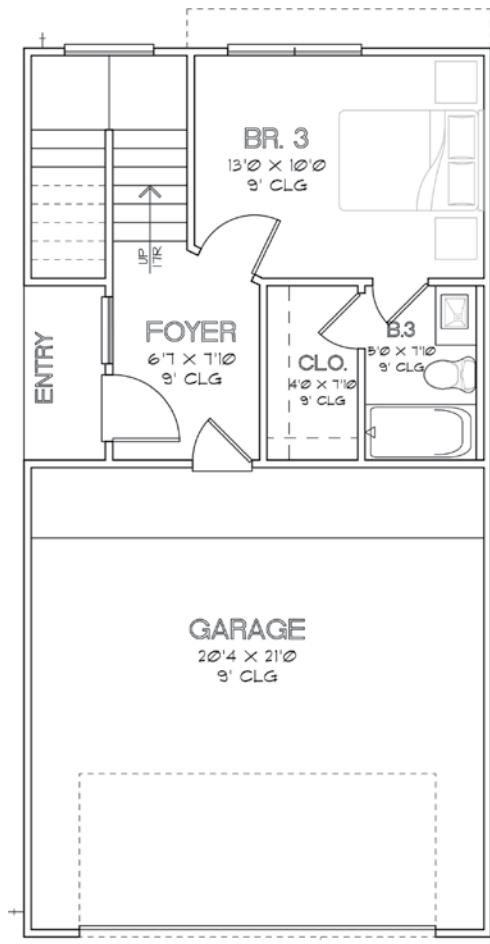
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CITY HOMES  
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WILLOWBEND  
POINT  
PLAN 1989



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

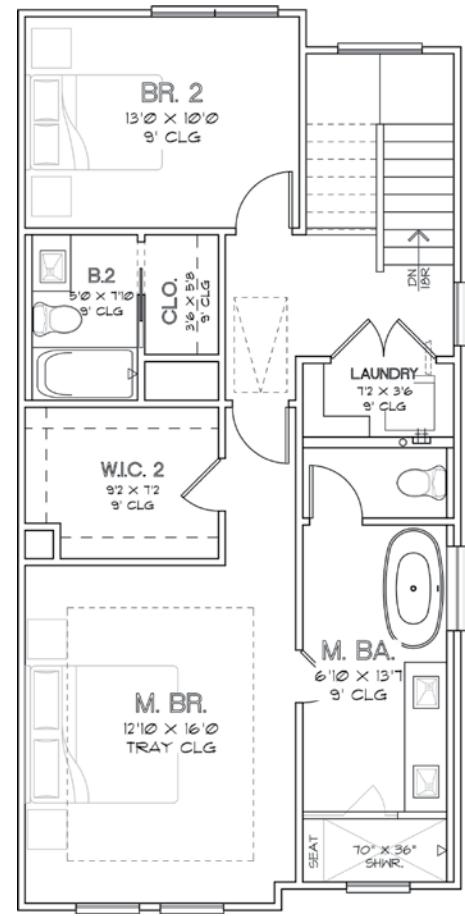
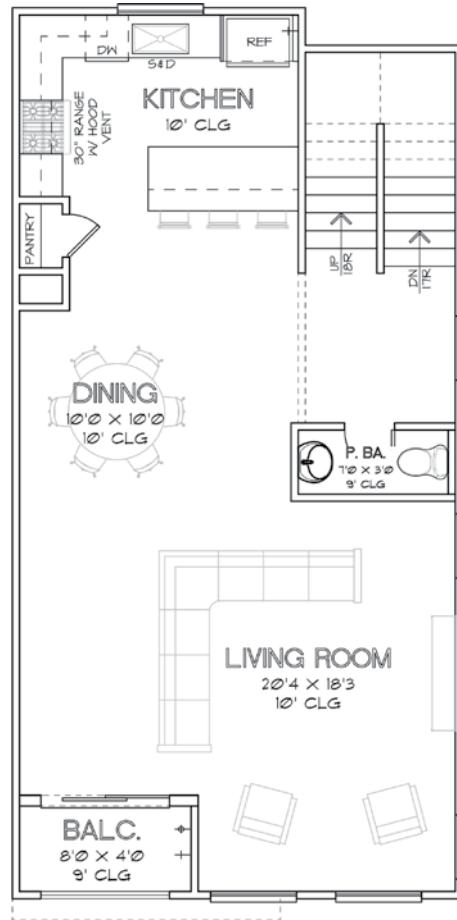
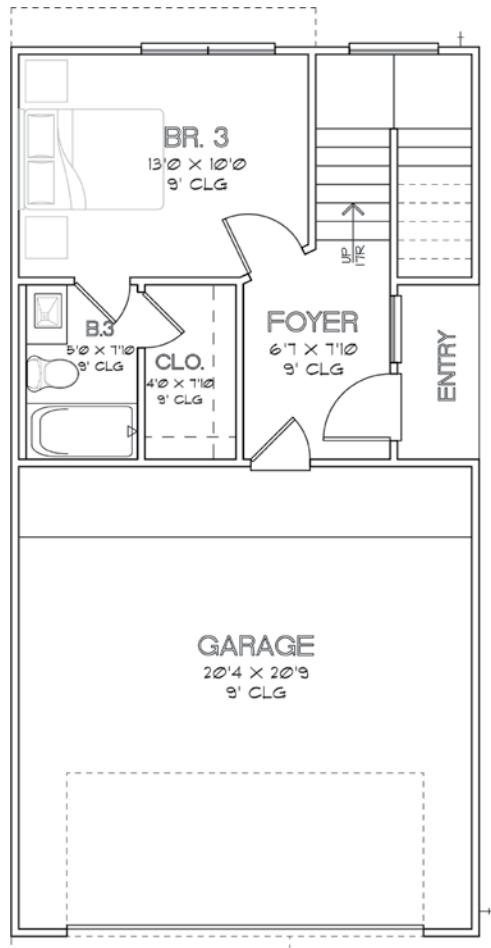
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WILLOWBEND  
POINT  
PLAN 1998



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

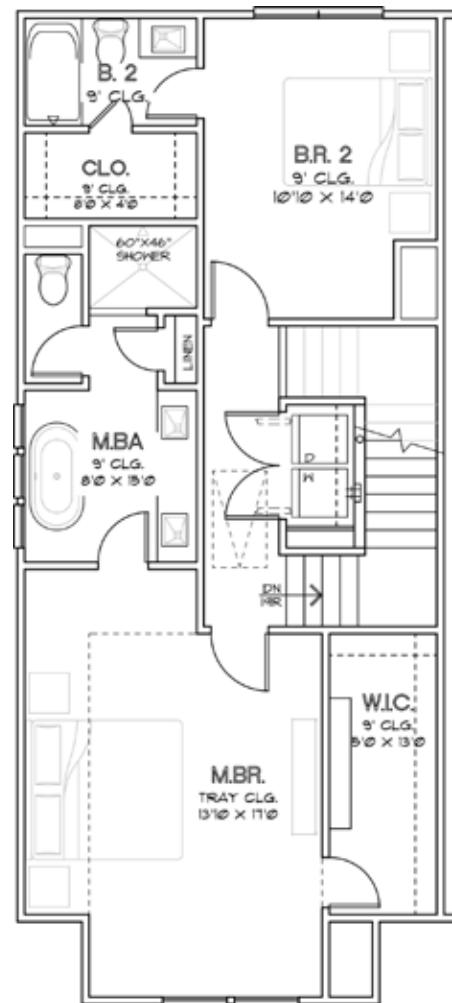
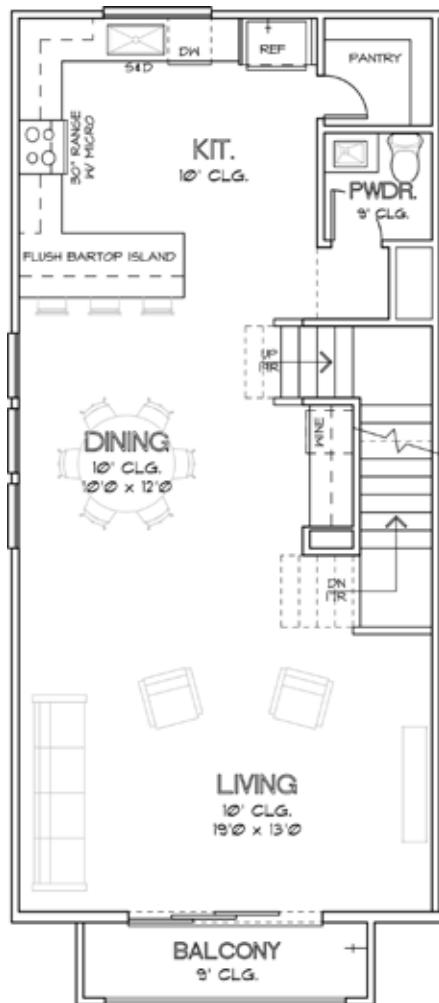
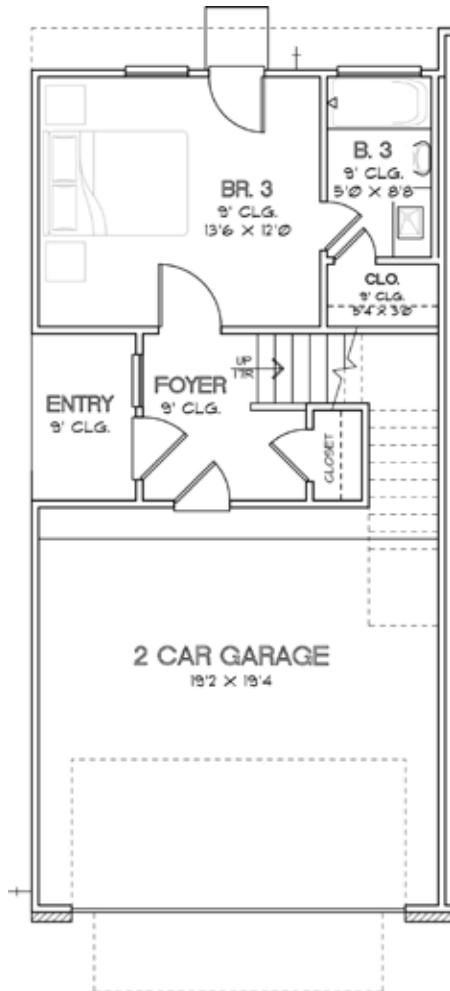
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CITY HOMES  
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WILLOWBEND  
POINT  
PLAN 2053



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

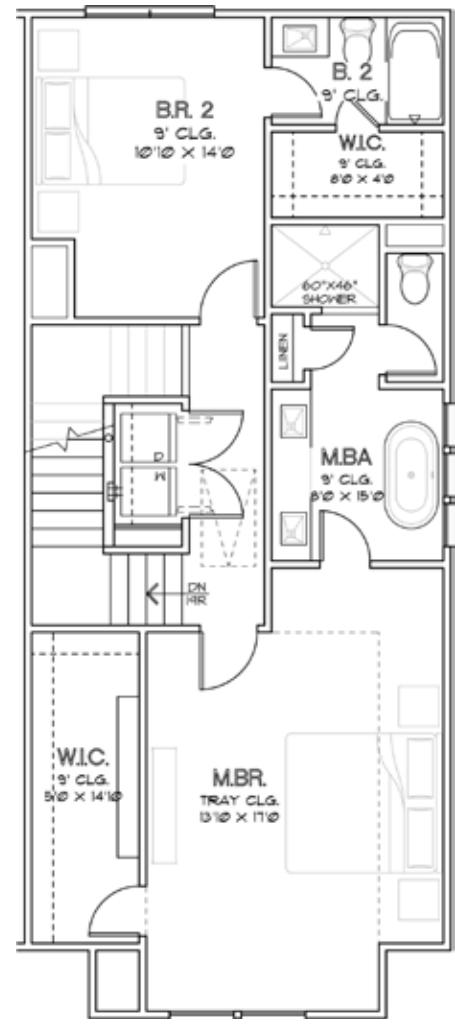
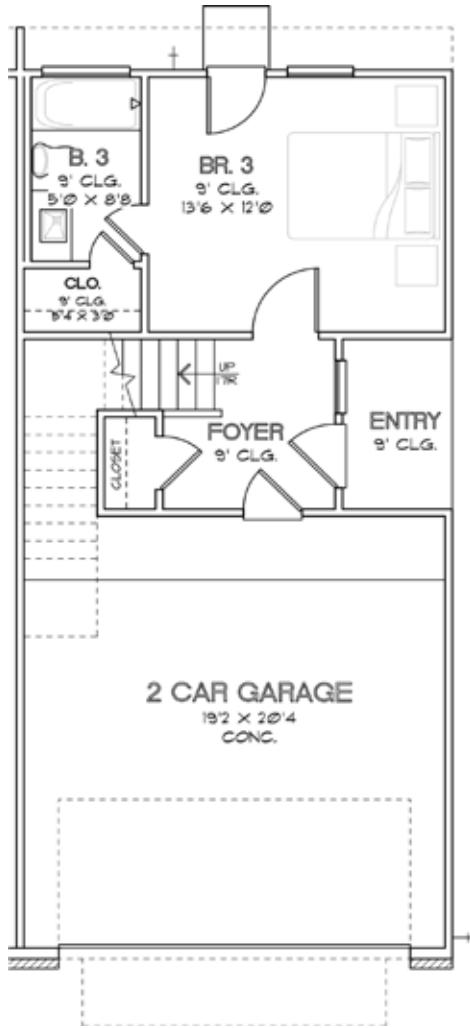
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WILLOWBEND  
POINT  
PLAN 2083



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# WILLOWBEND POINT FEATURES & SPECIFICATIONS

## FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

## SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

## THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

## Master Bathroom

- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Mirrors
- Shaker Cabinetry

## Secondary Bathroom

- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

## MECHANICAL SPECIFICATIONS

### Foundation

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

### Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor

- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

### Windows

- Vinyl Frame, Insulated (Double Pane), Clear Glass with Low-E

### Ceiling Heights

- Varies from 9'-12' - See Floor Plan

### Exterior

- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

### Air Conditioning and Heating

- 16 SEER System
- Name Brand Condensing Unit
- Name Brand Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

### Electrical

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

### Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

### Insulation

| Area:          | Material: | R-Value: | Thickness: |
|----------------|-----------|----------|------------|
| Exterior Walls | Batt      | R-19     | 5"         |
| Cold Floors    | Batt      | R-19     | 6.25"      |
| Ceilings       | Batt      | R-19     | 5"         |
| Attic          | Blown     | R-38     | 12"        |

### Appliances

- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

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# WILLOWBEND POINT

## COMMUNITY INFORMATION

### Houston Independent School District

#### Shearn Elementary School

9802 Stella Link Rd, Houston, TX 77025  
(713) 295-5236

#### Pershing Middle School

3838 Blue Bonnet Blvd, Houston, TX 77025  
(713) 295-5240

#### Madison High School

13719 Whiteheather, Houston, TX 77045  
(713) 433-9801

### Tax Information

2.13% (2025)



### HOA Information

**Management Company:** Beacon Residential Management

**Annual Dues:** \$1,350

**Capital Reserve Contribution:** \$875 (one-time payment)

Includes: Common area maintenance (including the landscaping, gate and fences), private trash, and water.

### Points of Interest

- Easy access to 610 and within a 15-minute commute the Texas Medical Center.
- World-class shopping, restaurants, dining, sports venues and recreation areas are just 10 minutes in any direction!

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CITY HOMES  
CHOICE

# WILLOWBEND POINT SITE PLAN



To learn more about this community, please contact:

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