



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@citychoicelgroup.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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WILLOWBEND POINT

QUICK MOVE-IN HOMES

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

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

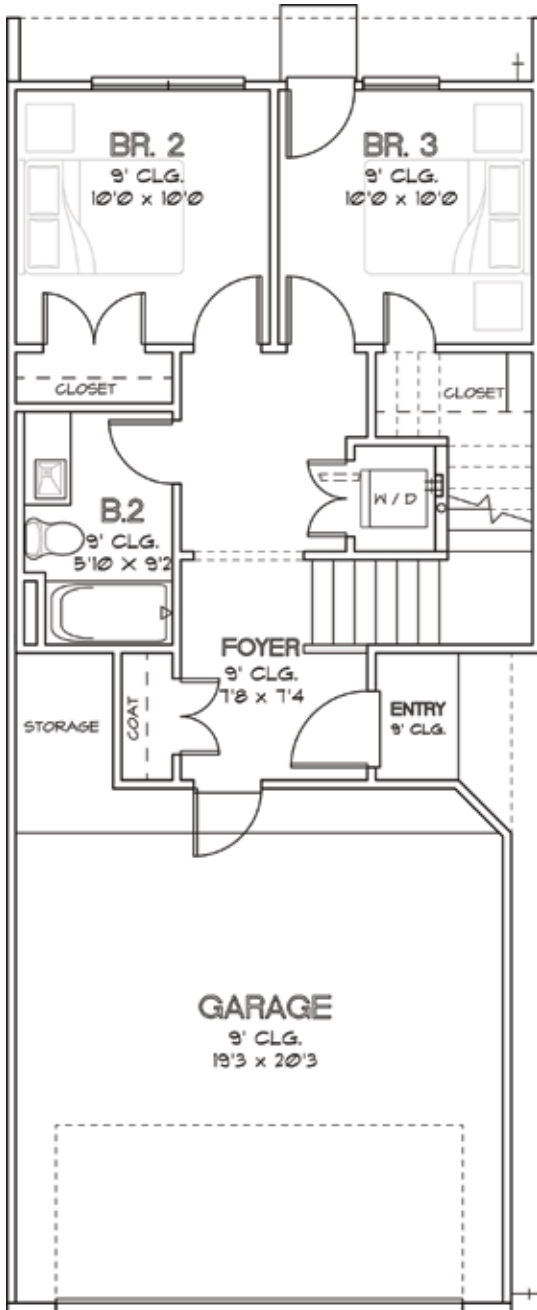
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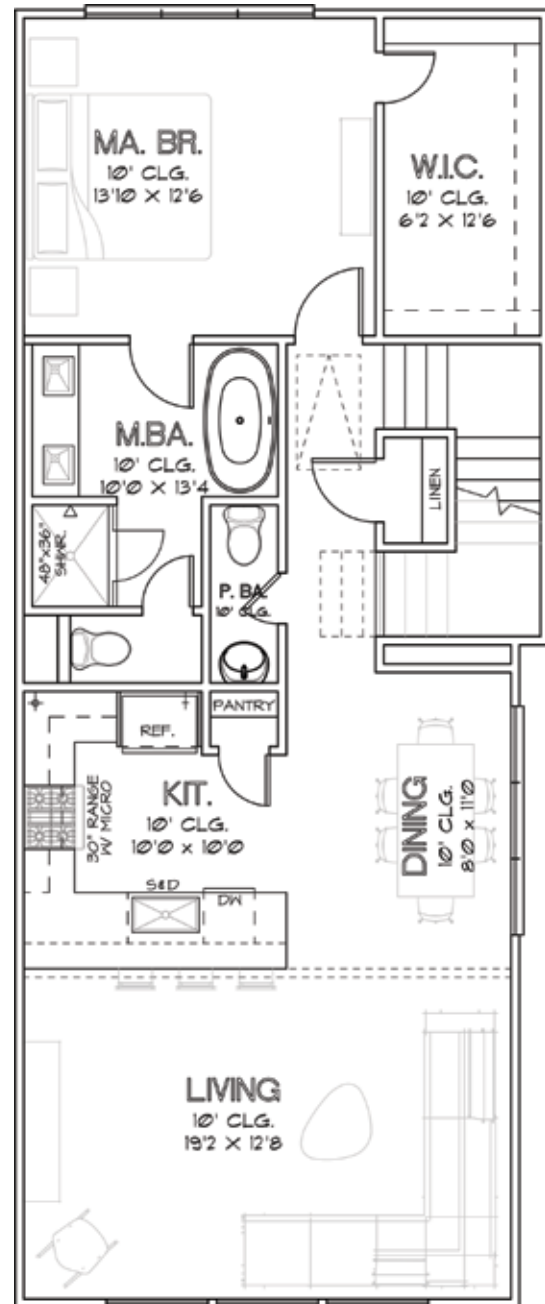
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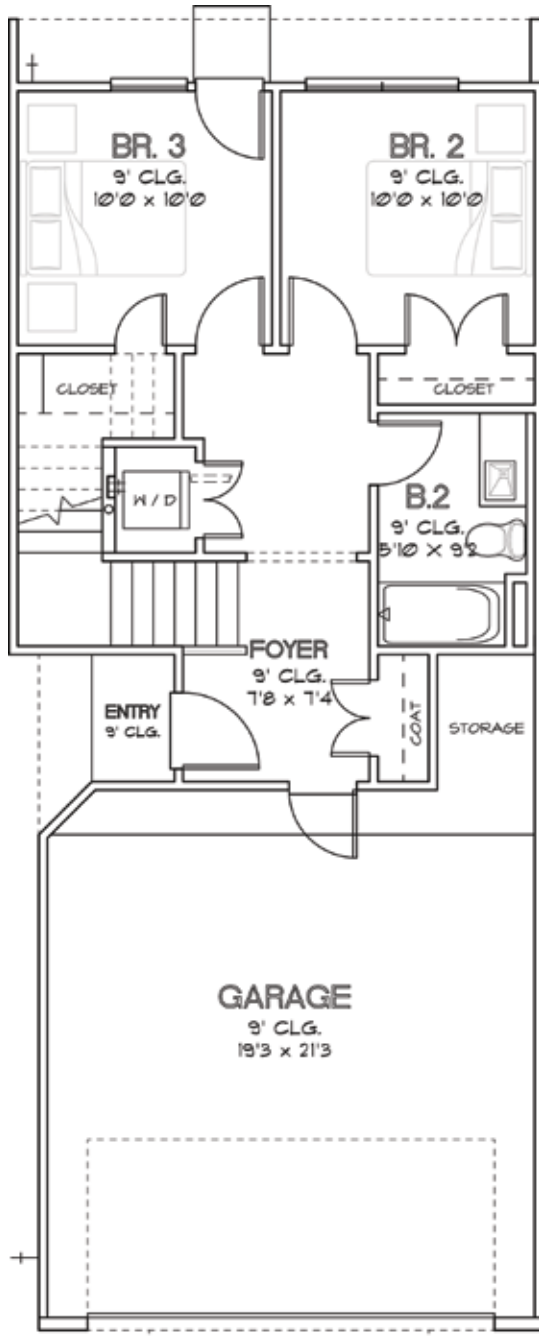




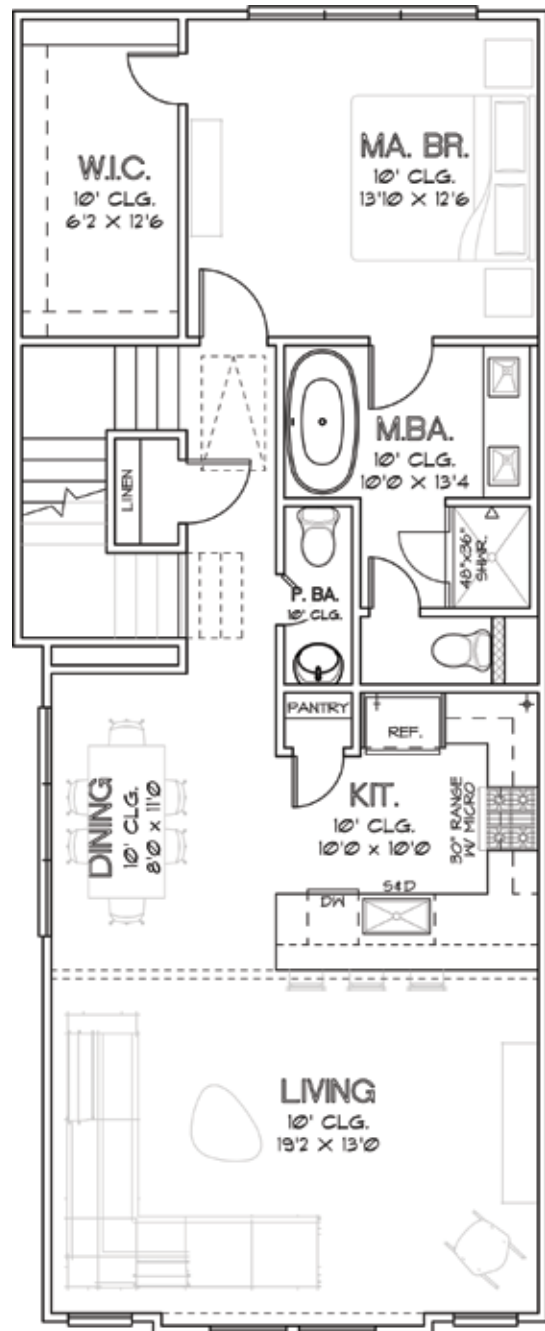
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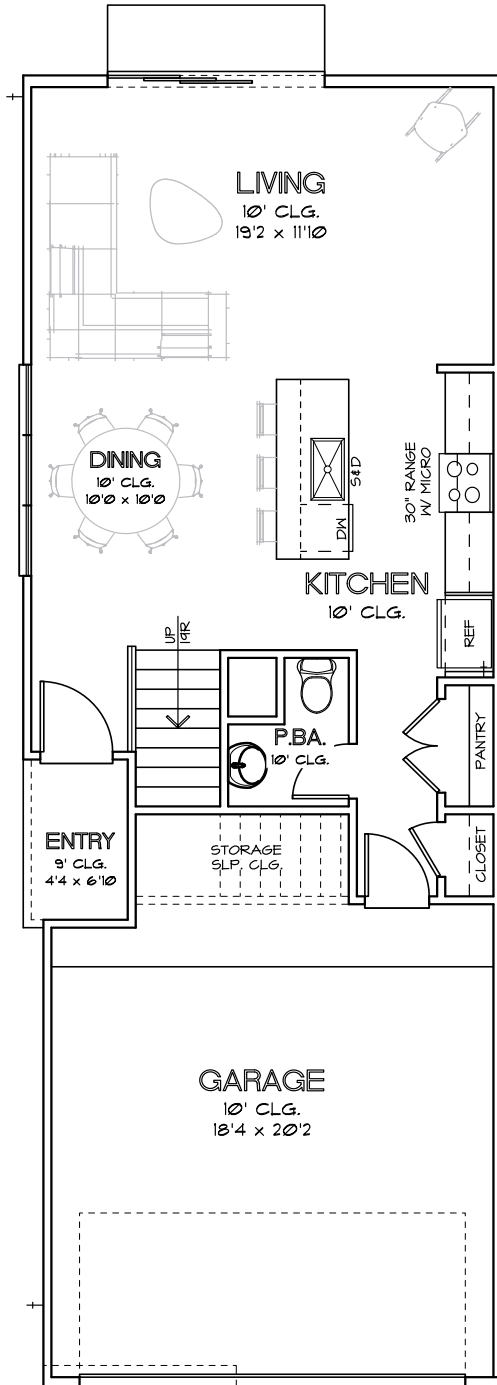
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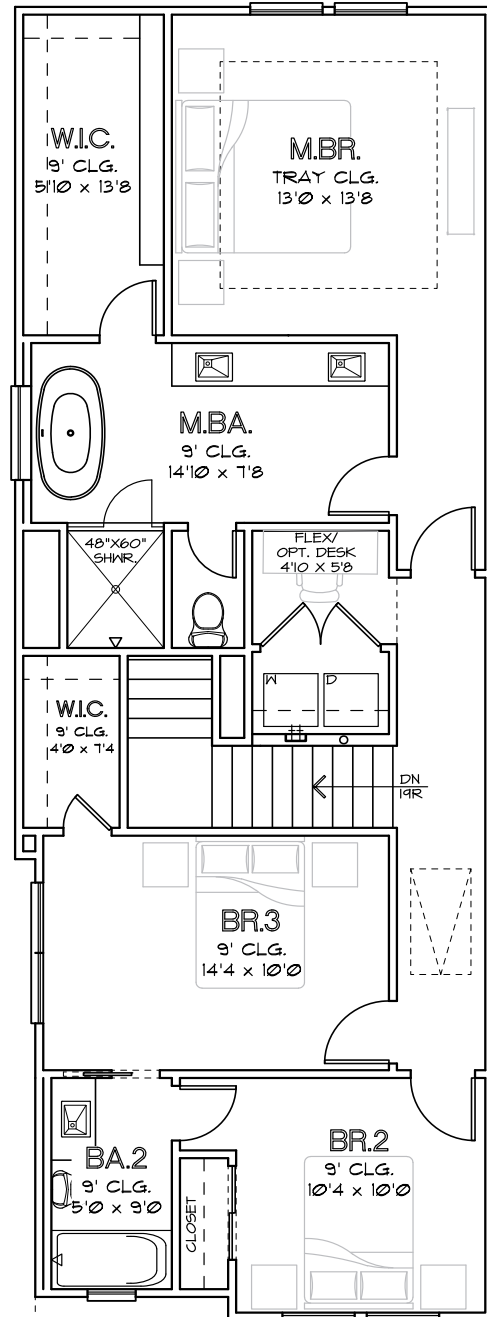
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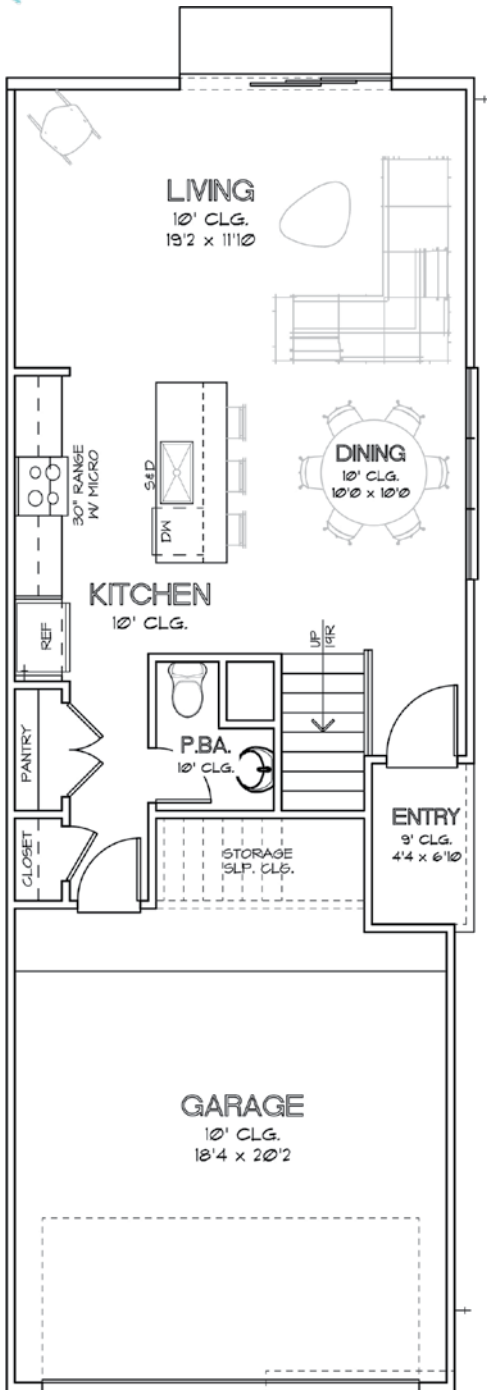
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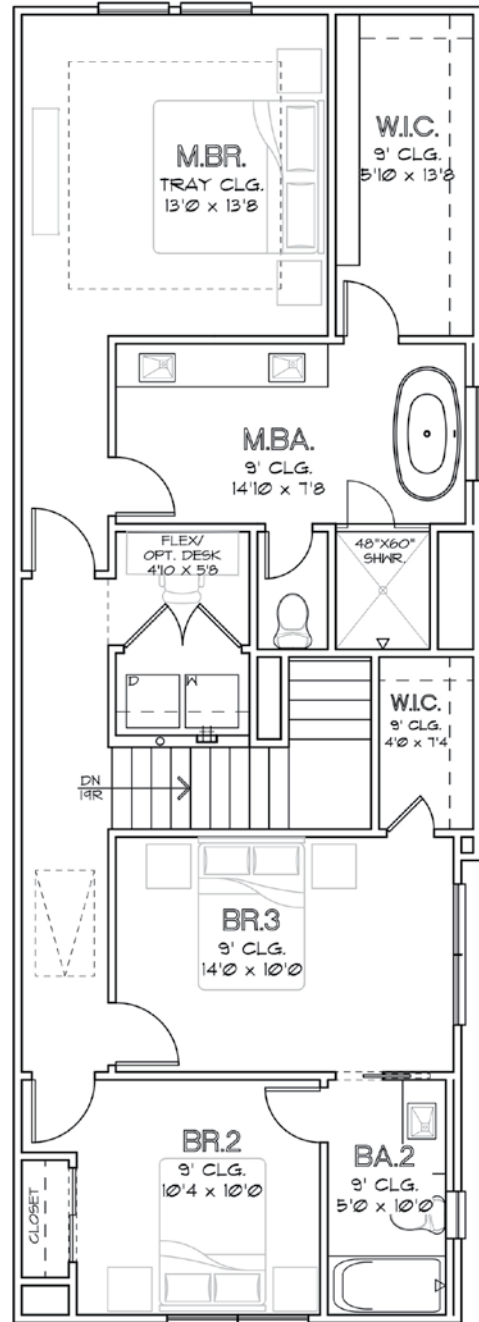
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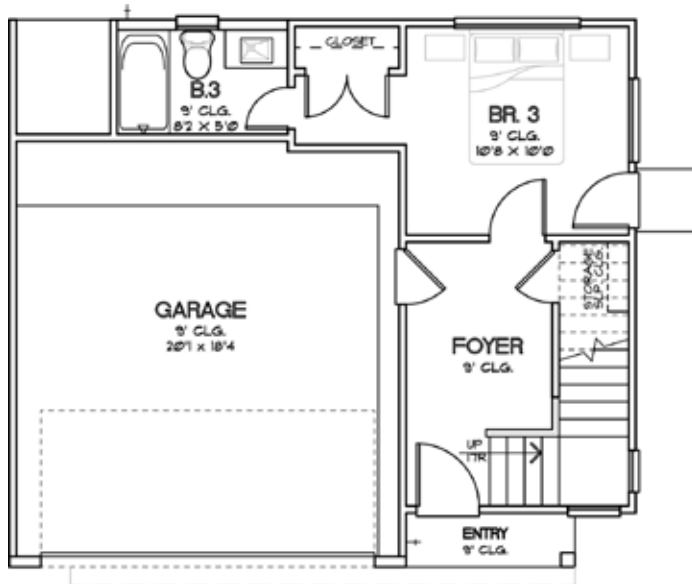
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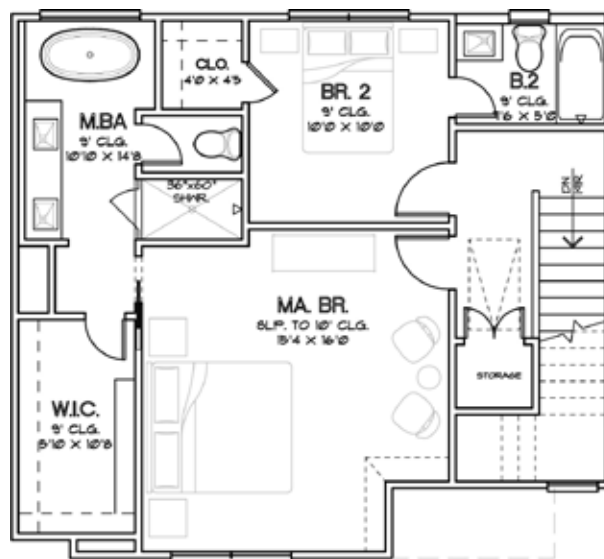
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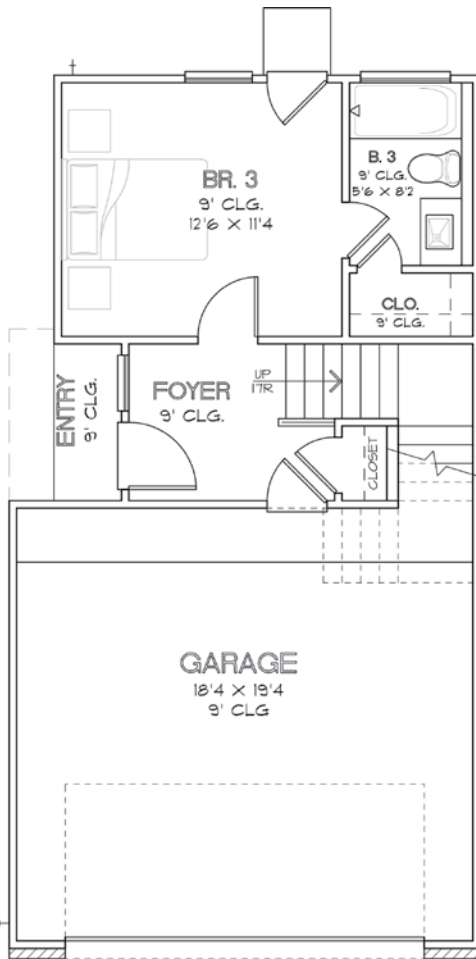
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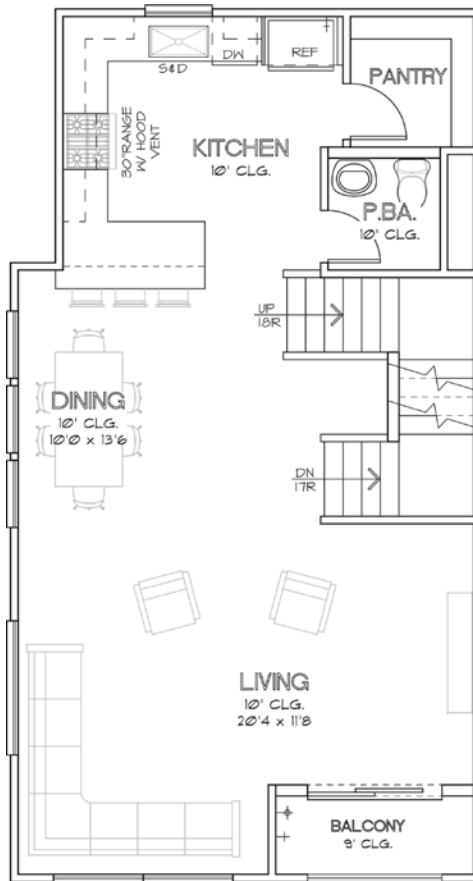
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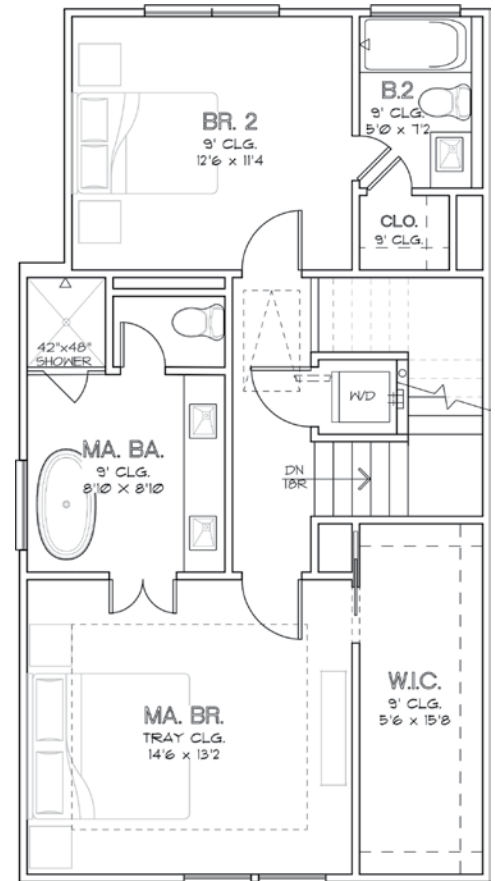
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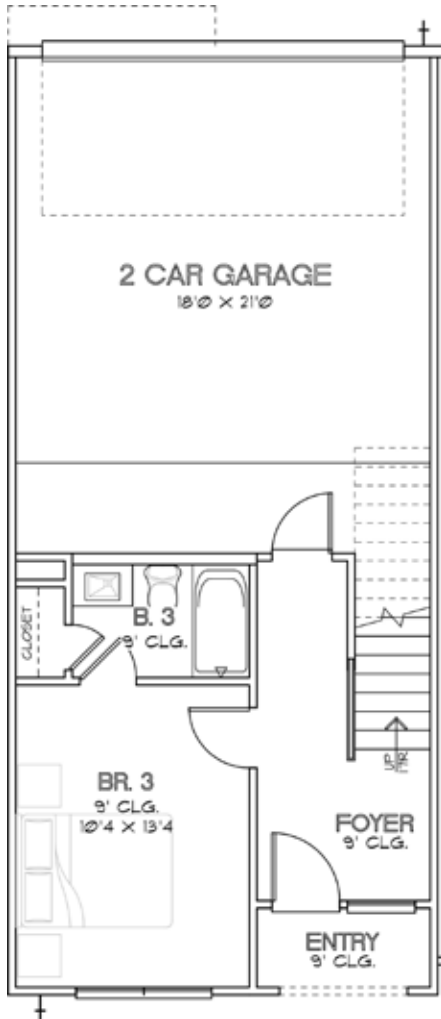
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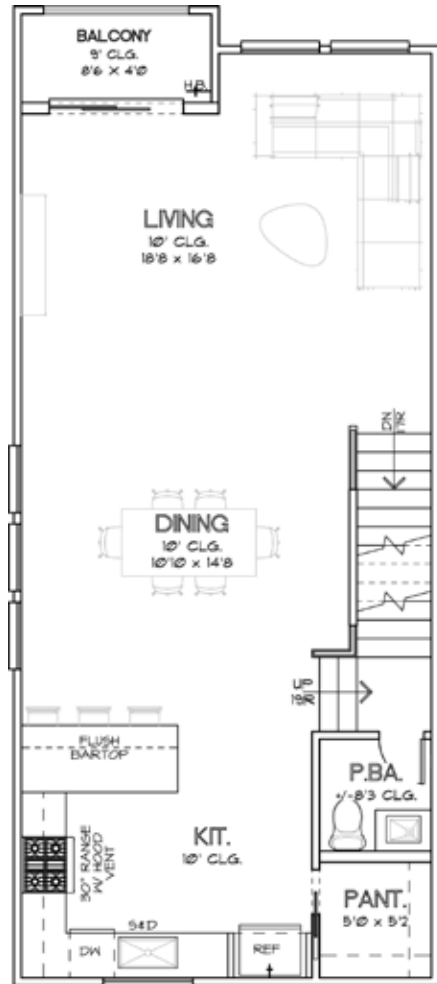
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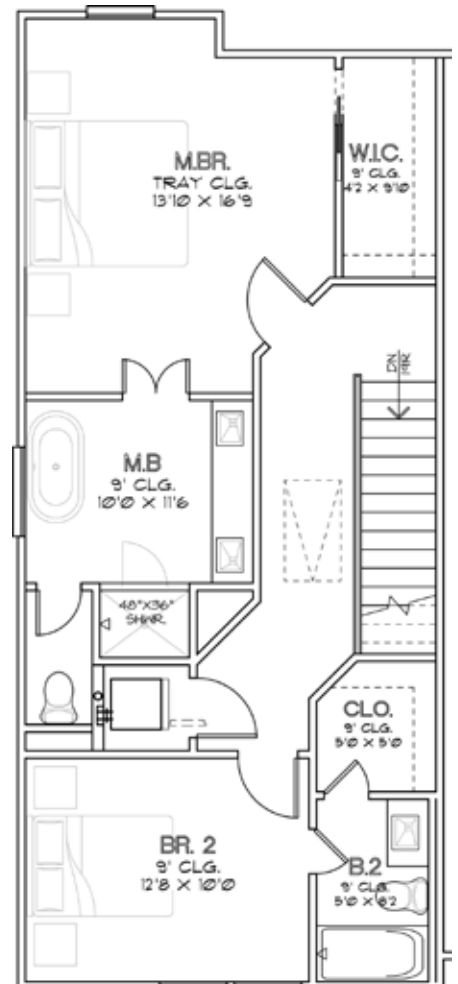
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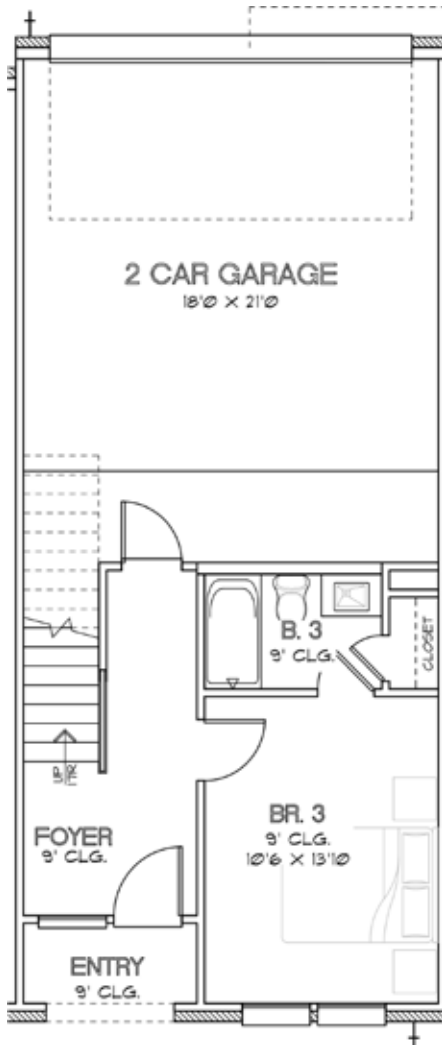
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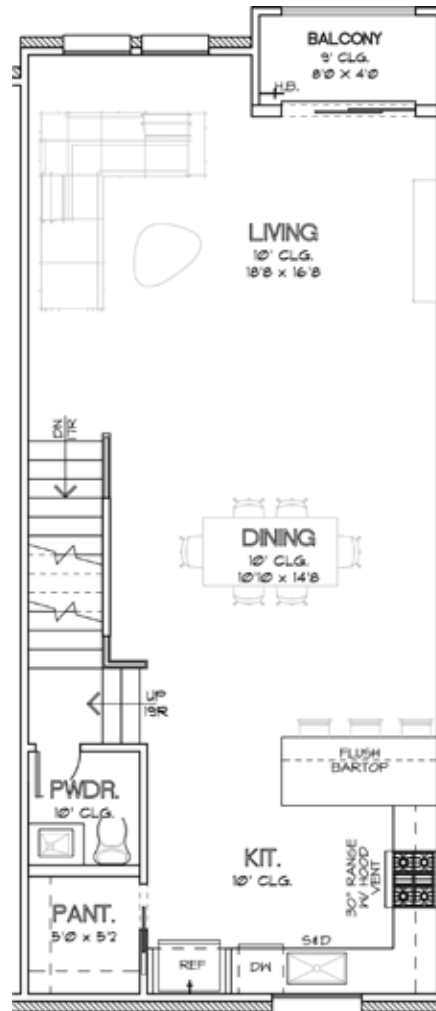
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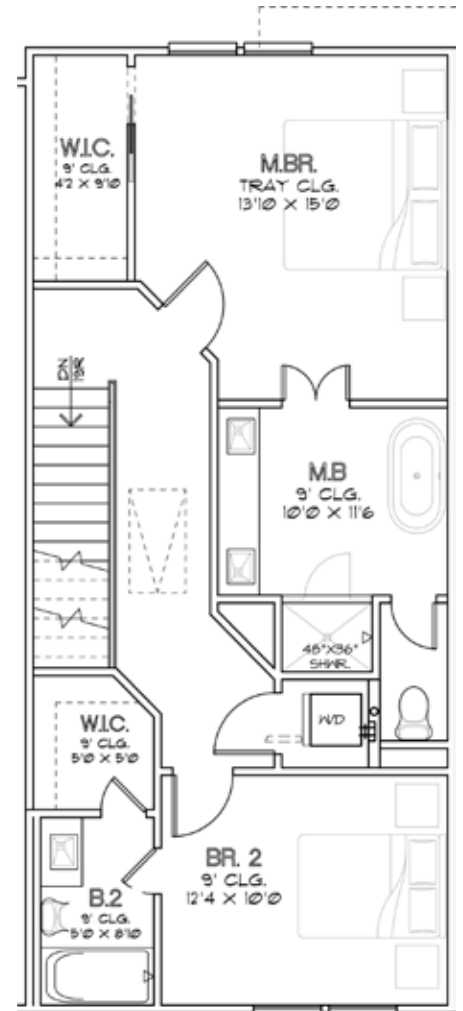
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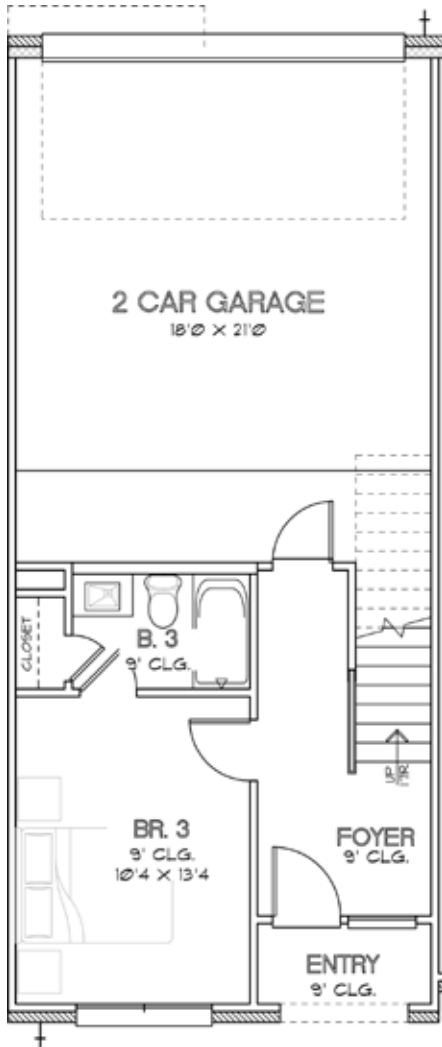


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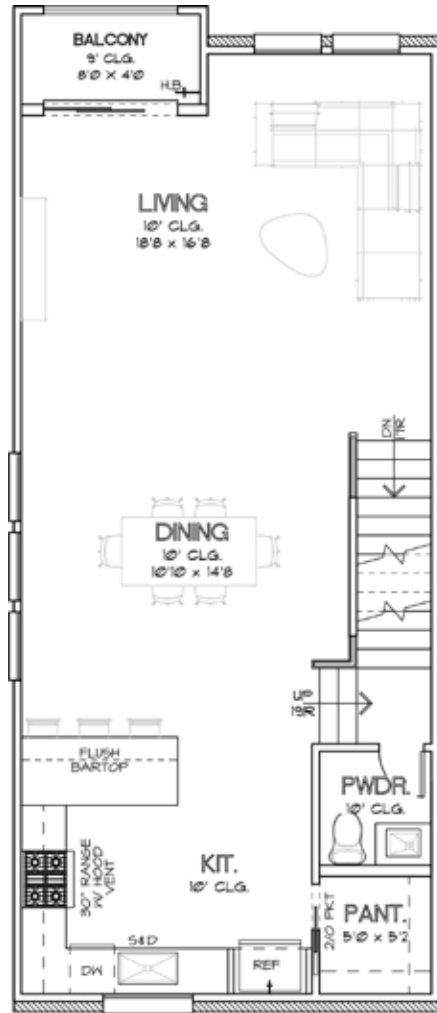


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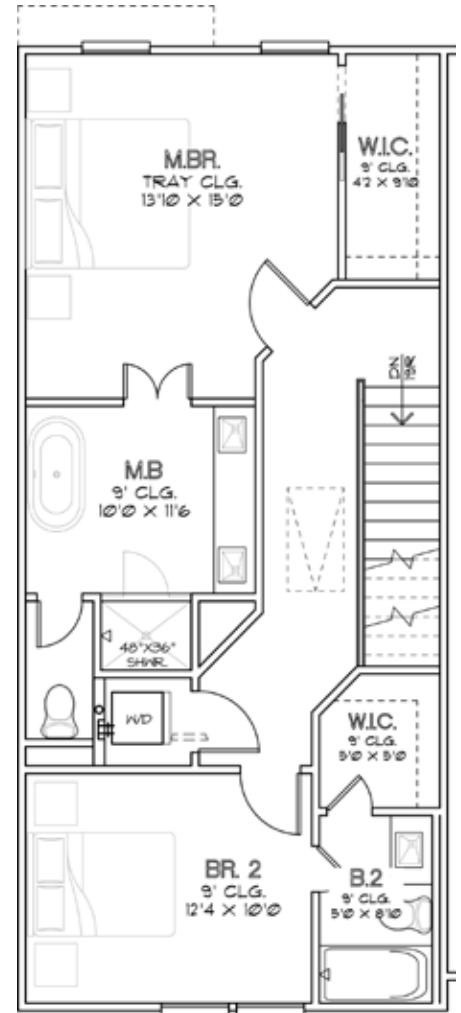
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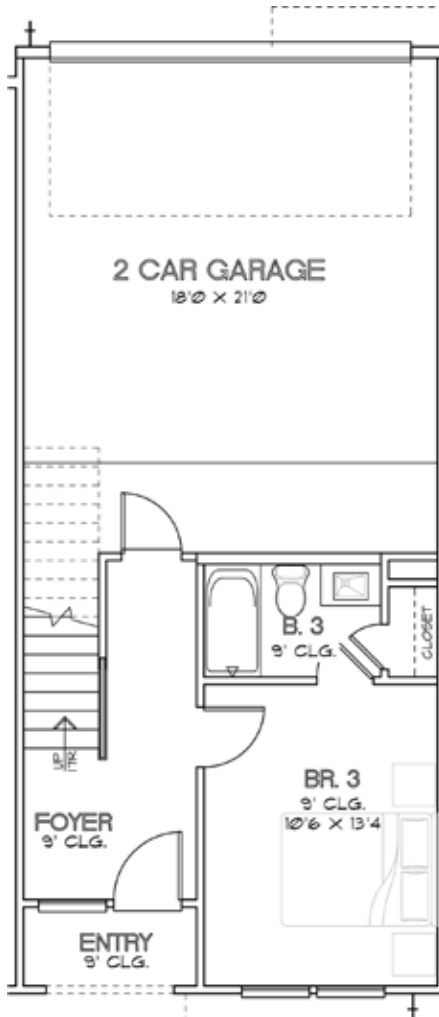
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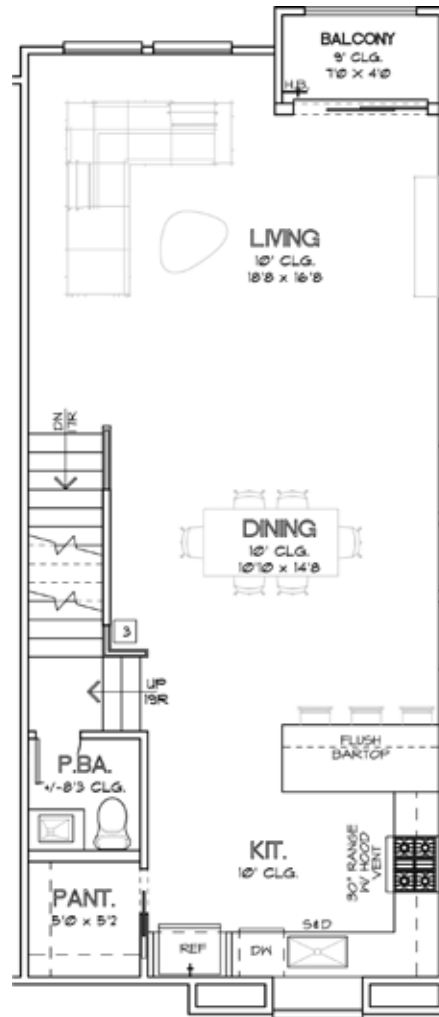
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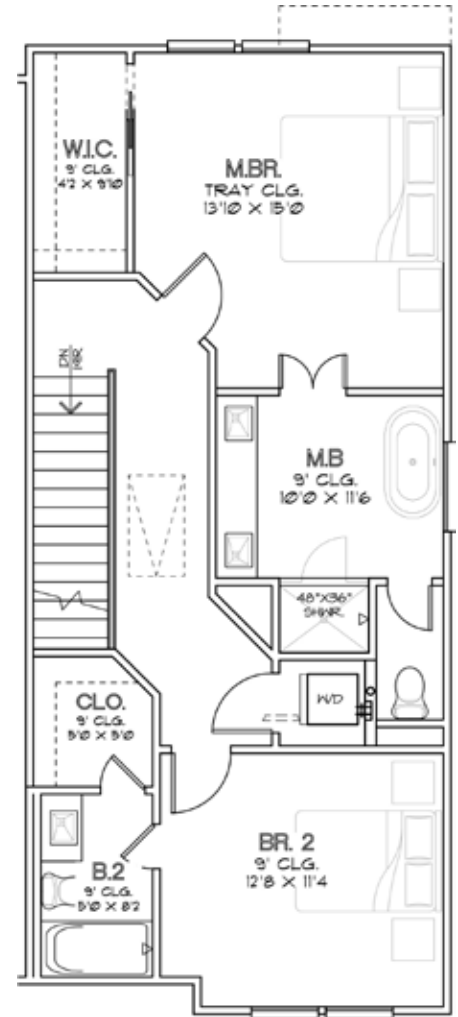
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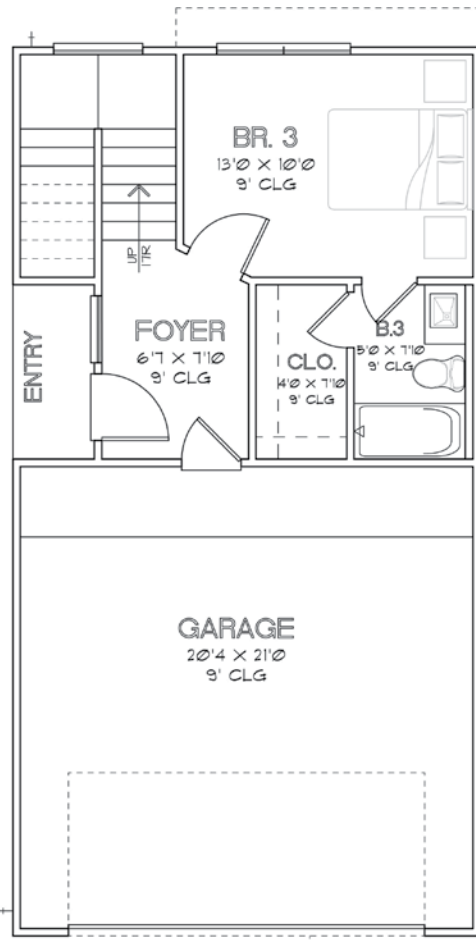


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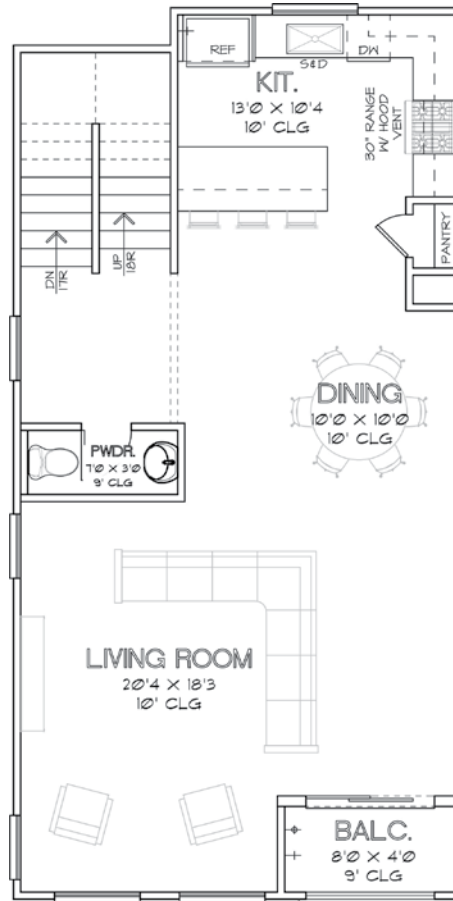


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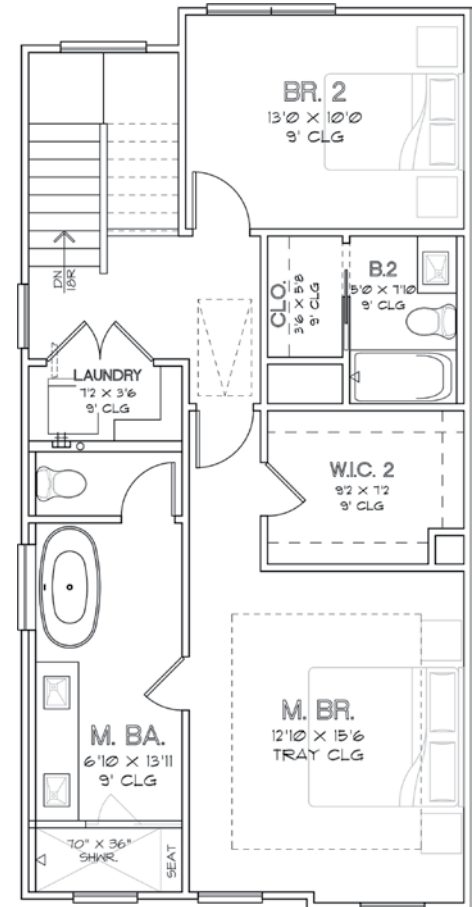
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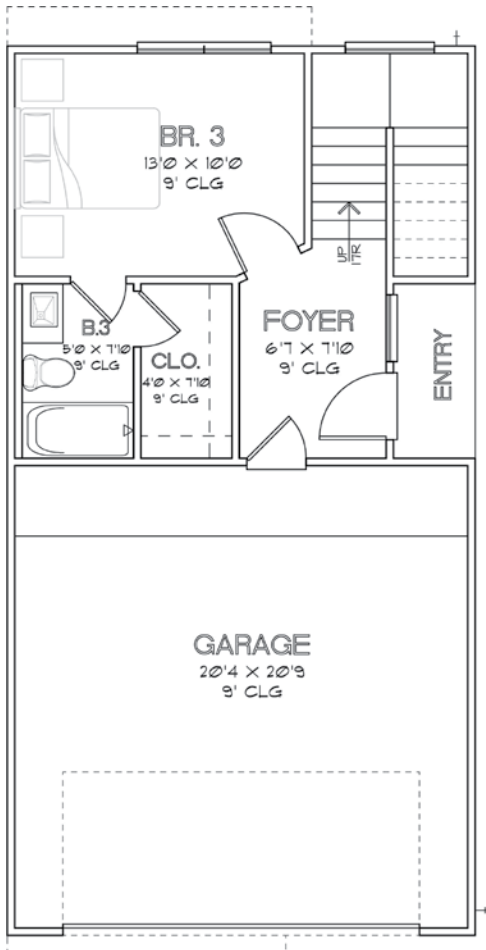
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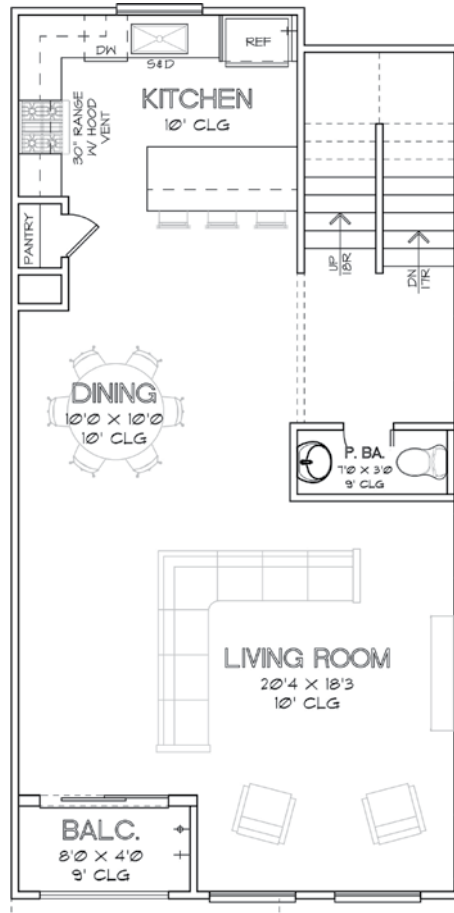
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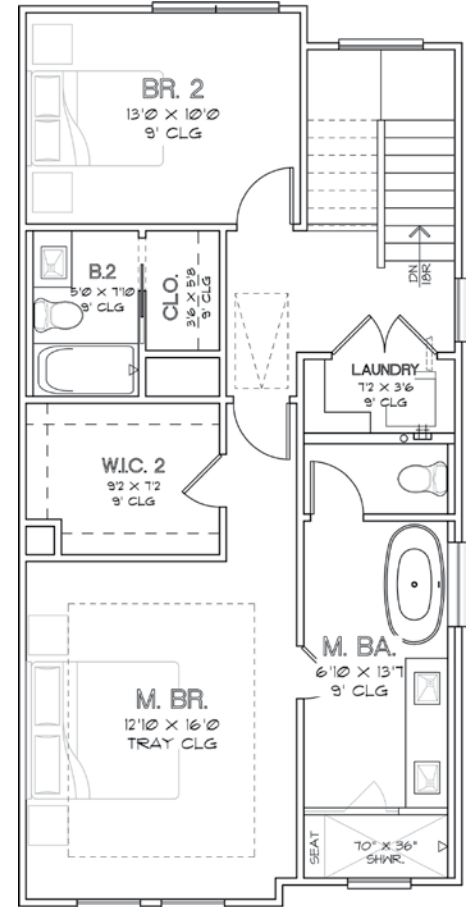
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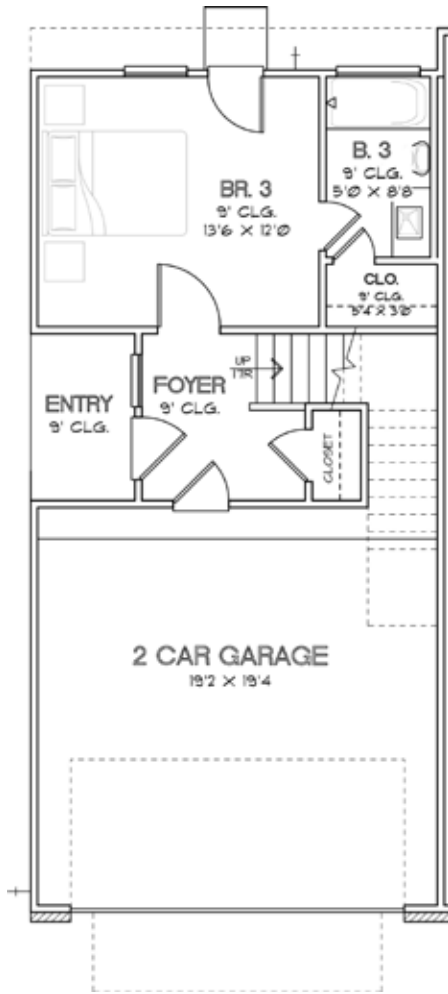
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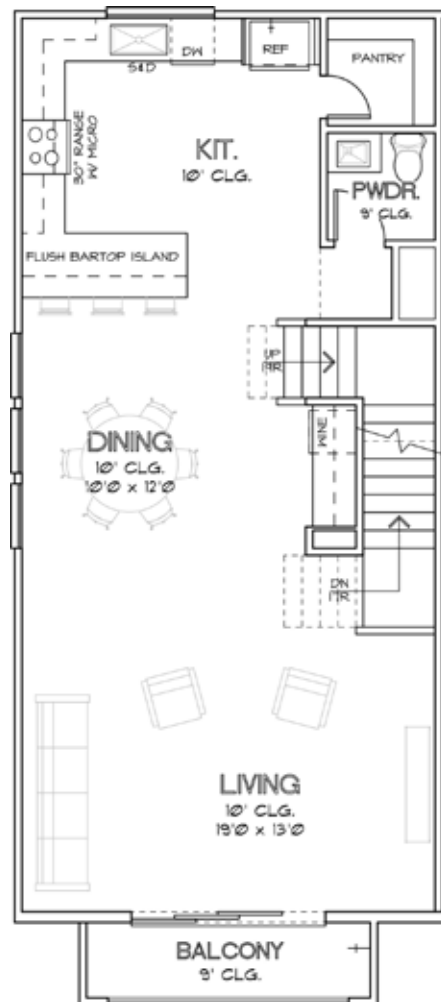
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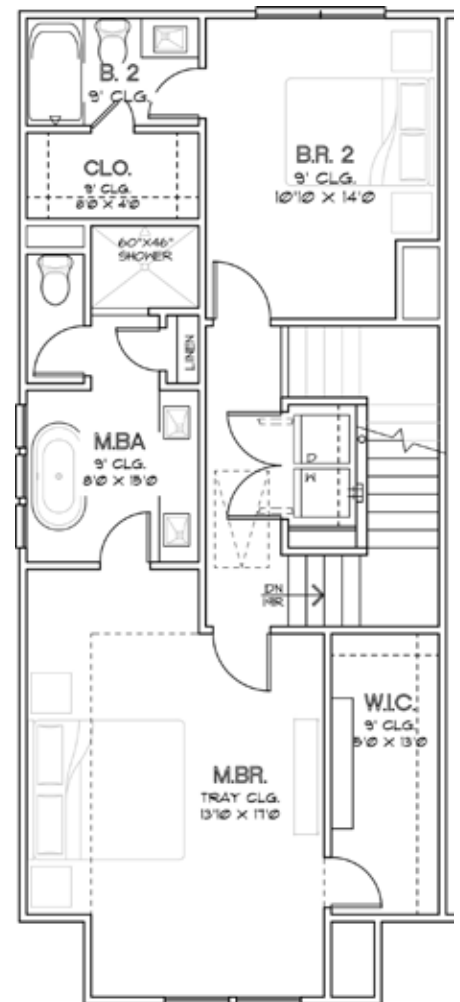
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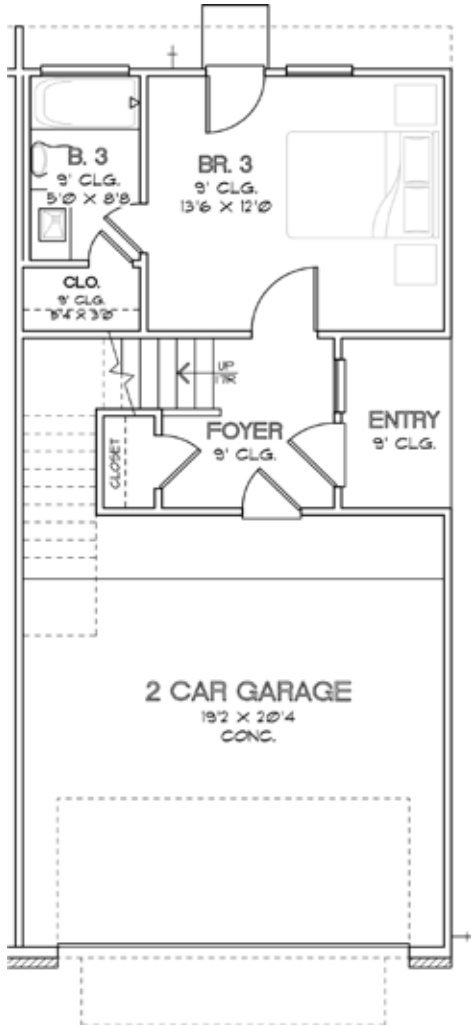


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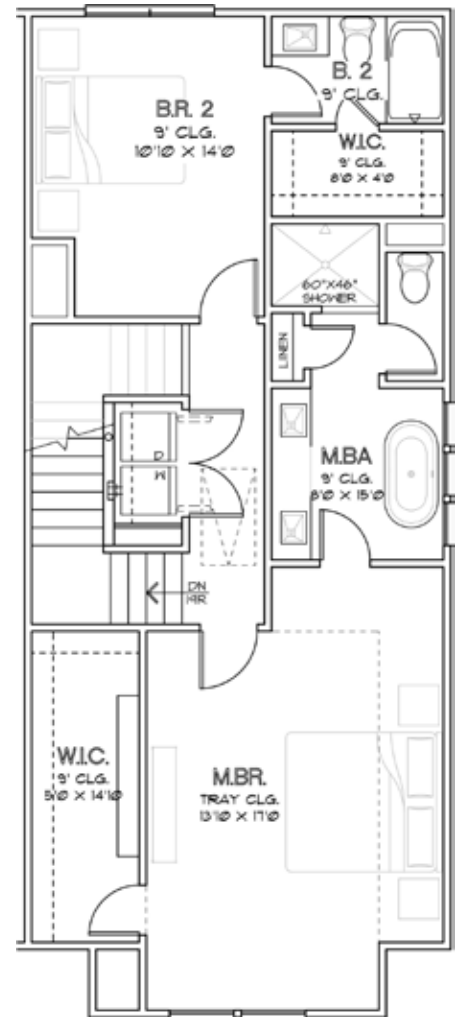
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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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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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

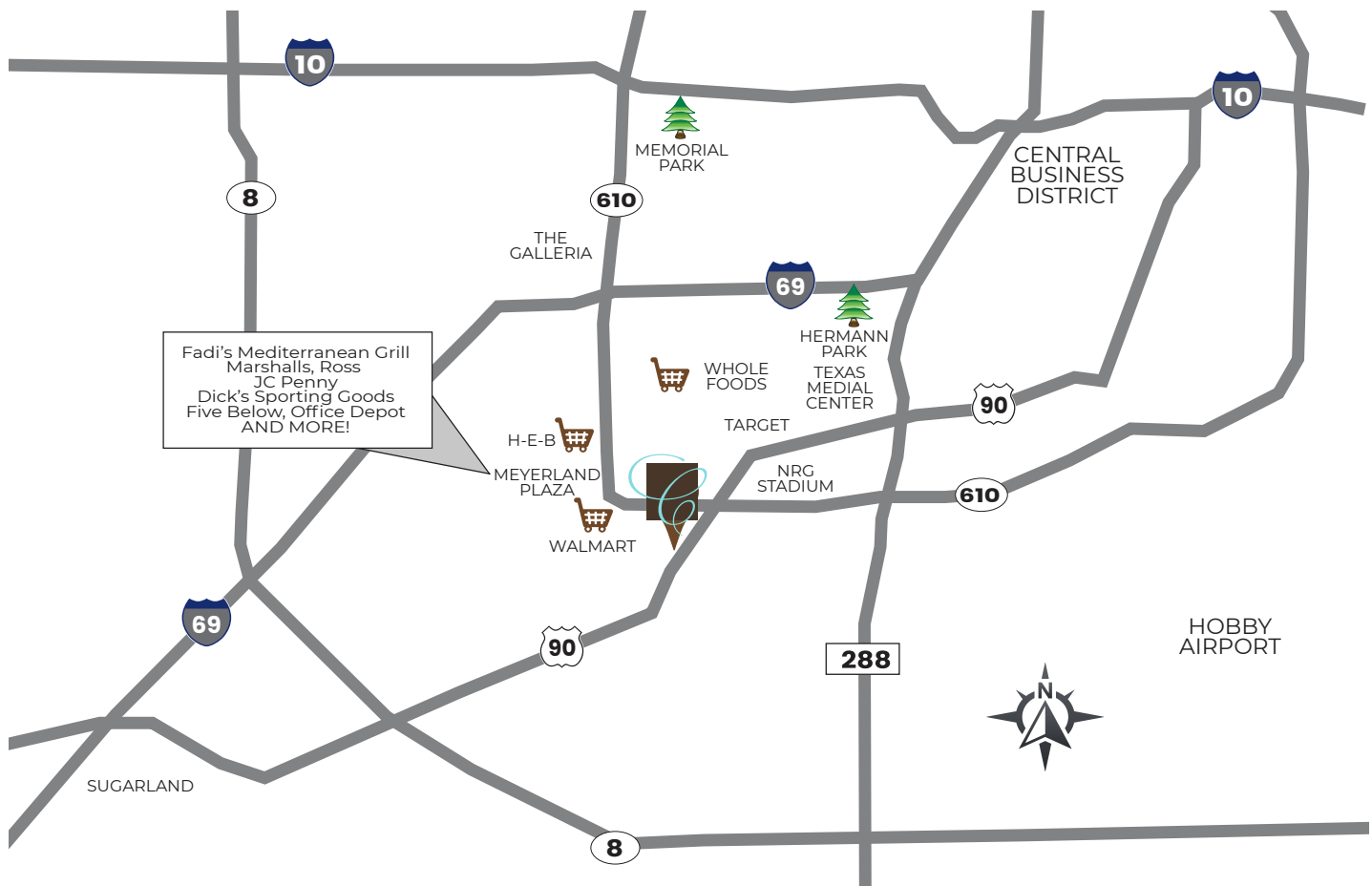
Annual Dues: \$1,350

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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