CITY HOMES CHOICE

WILLOWBEND POINT

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

To learn more about this community, please contact:

Nichole Seymour | 713.575.8000

ns@citychoicegroup.com

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

QUICK MOVE-IN HOMES

BUY NOW SAVE BIG

PRICES ARE FALLING! Now is the perfect time to make your move with new lower prices on select City Choice Homes.

10610 Cascade Ledge Lane

~~$444,700~~ **$399,900**

The Silo A
3 beds | 3.5 baths | 2 car garage
2,202 sq. ft.
AVAILABLE NOW

10615 Cascade Ledge Lane

~~$447,700~~ **$399,900**

The Silo B
3 beds | 3.5 baths | 2 car garage
2,202 sq. ft.
AVAILABLE NOW

10622 Cascade Ledge Lane

~~$449,700~~ **$414,900**

The Silo B
3 beds | 3.5 baths | 2 car garage
2,202 sq. ft.
AVAILABLE NOW

10617 Cascade Ledge Lane

~~$444,700~~ **$399,900**

The Silo B
3 beds | 3.5 baths | 2 car garage
2,202 sq. ft.
AVAILABLE NOW

3916 Willowbend Point Dr

~~$447,700~~ **$399,900**

The Harvest B
3 beds | 3.5 baths | 2 car garage
1,998 sq. ft.
AVAILABLE NOW

3925 Willowbend Point Dr

~~439,700~~ **$389,900**

The Briar A
3 beds | 2.5 baths | 2 car garage
1,756 sq. ft.
AVAILABLE NOW

3918 Willowbend Point Dr

~~$449,700~~ **$394,900**

The Gable A
3 beds | 3.5 baths | 2 car garage
1,853 sq. ft.
AVAILABLE NOW

3914 Willowbend Point Dr

~~$444,700~~ **$397,900**

The Harvest A
3 beds | 3.5 baths | 2 car garage
1,989 sq. ft.
AVAILABLE NOW

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CHOICE IS THE ULTIMATE LUXURY

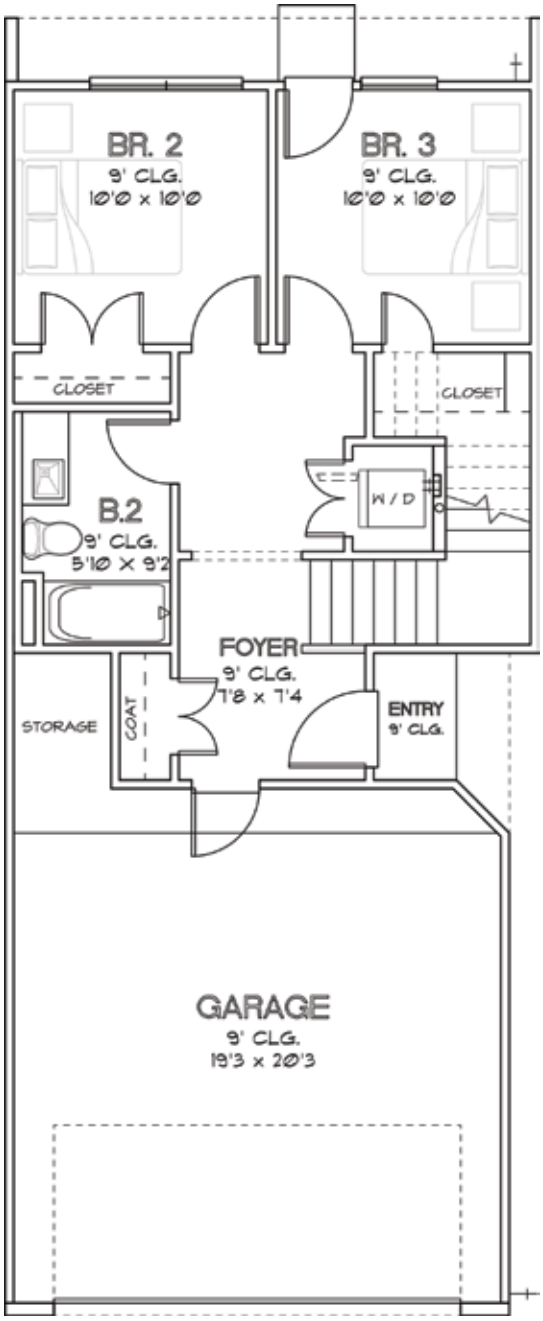
10-9-26. All square footage and pricing subject to change without notice. All dimensions are approximate. See a Sales Consultant for details.

CITY HOMES CHOICE

WILLOWBEND POINT

THE MEADOW A

1511 S.F.



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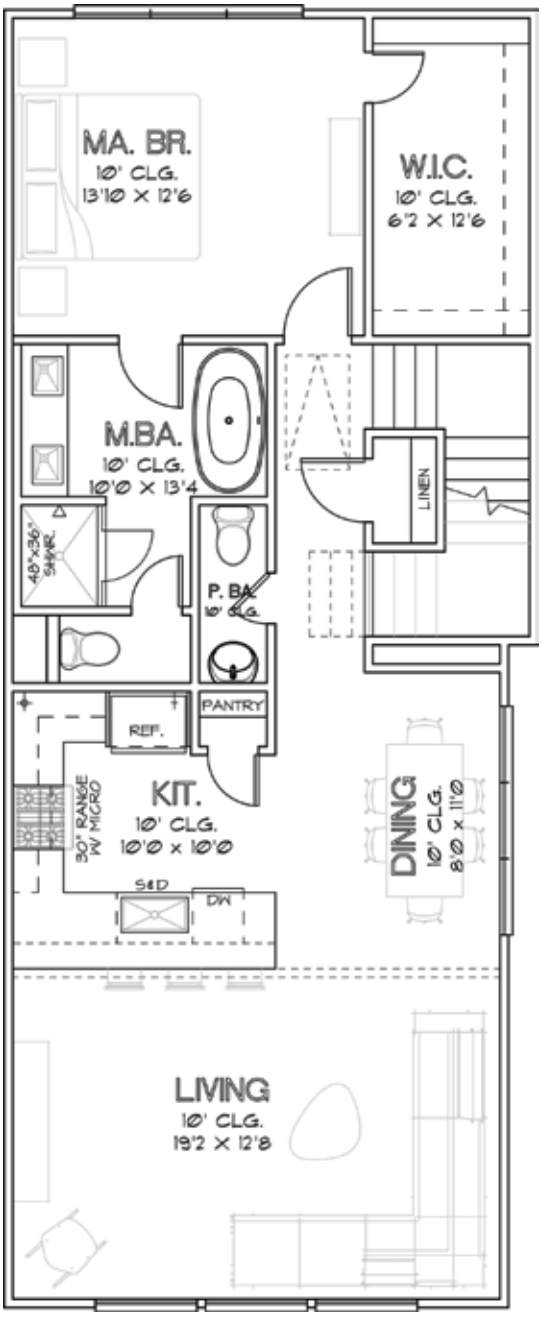

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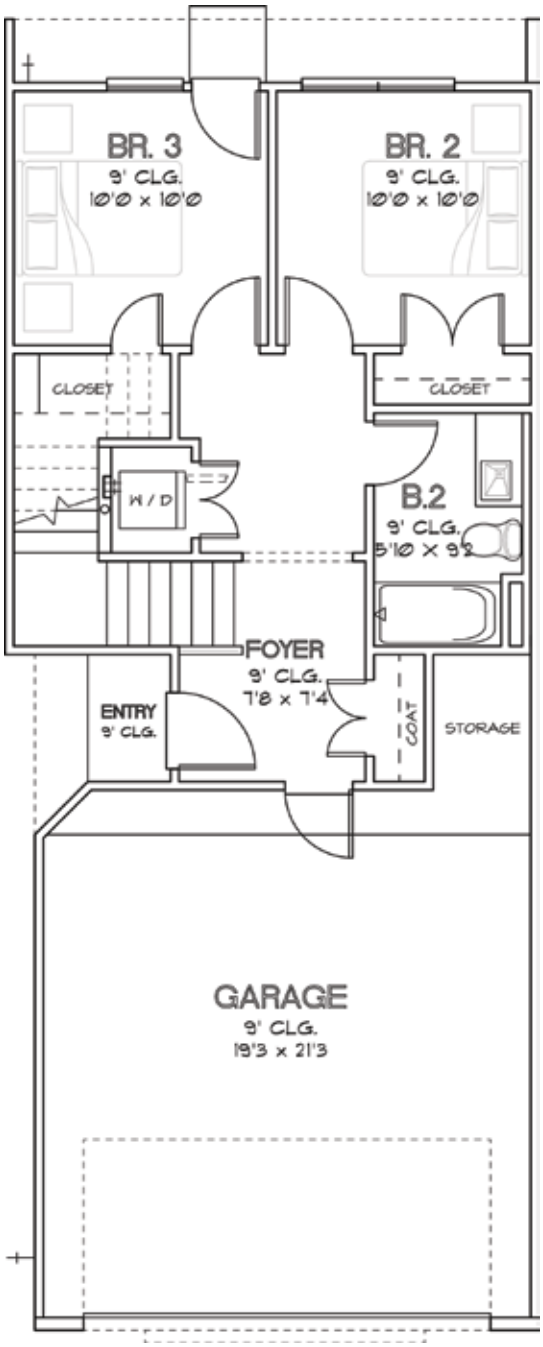
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE MEADOW B

1588 S.F.



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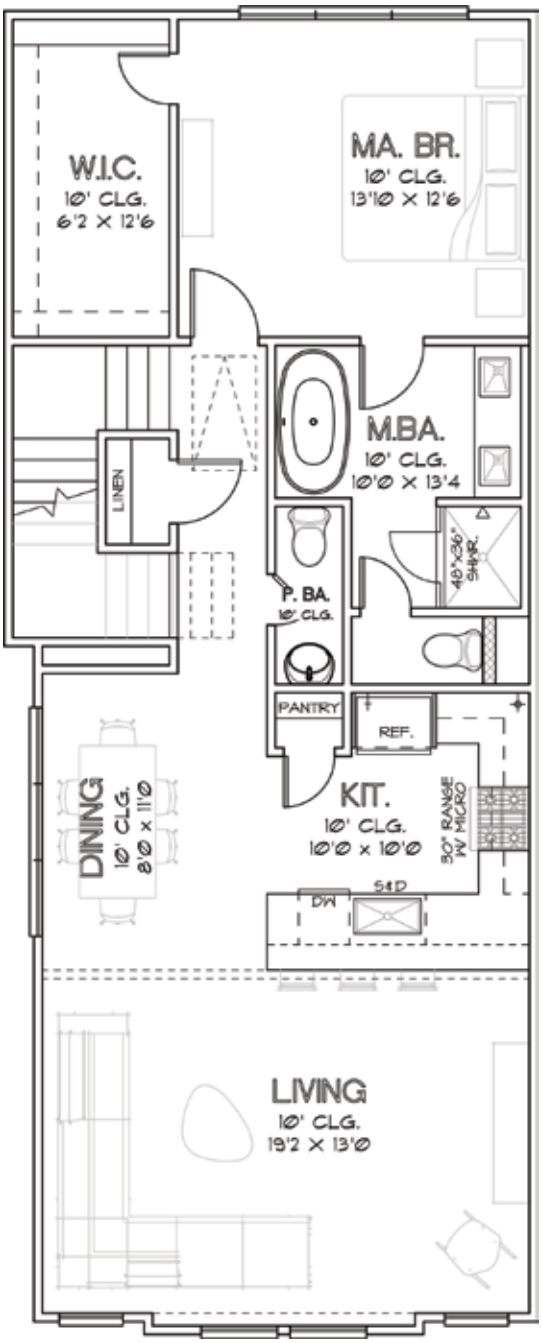

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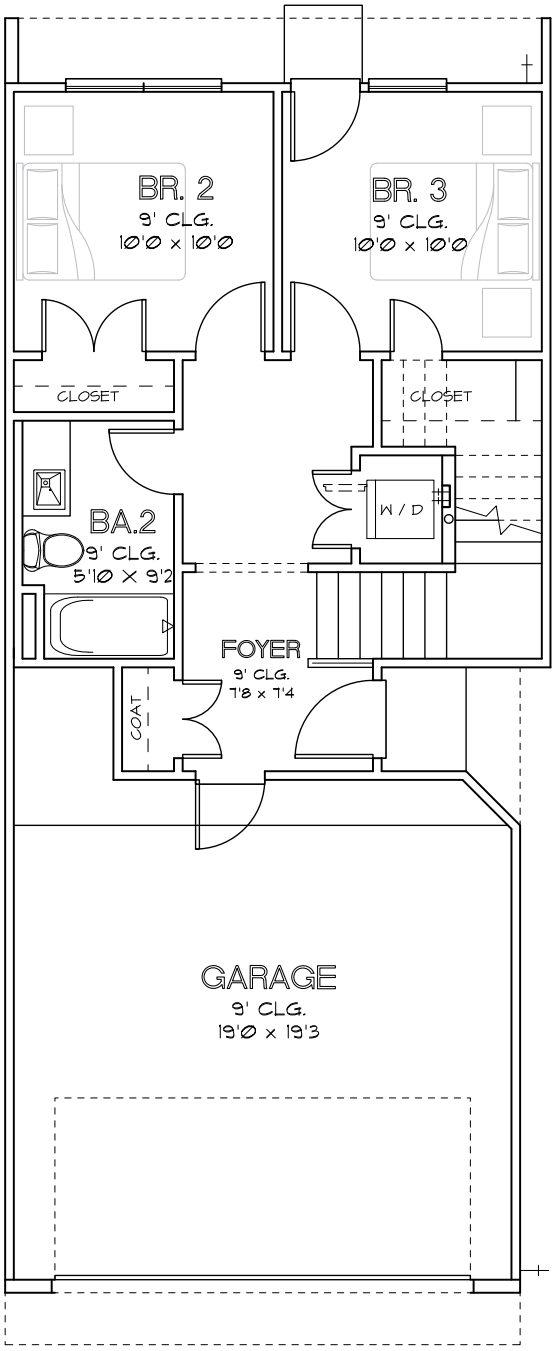
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE MEADOW C

1500 S.F.



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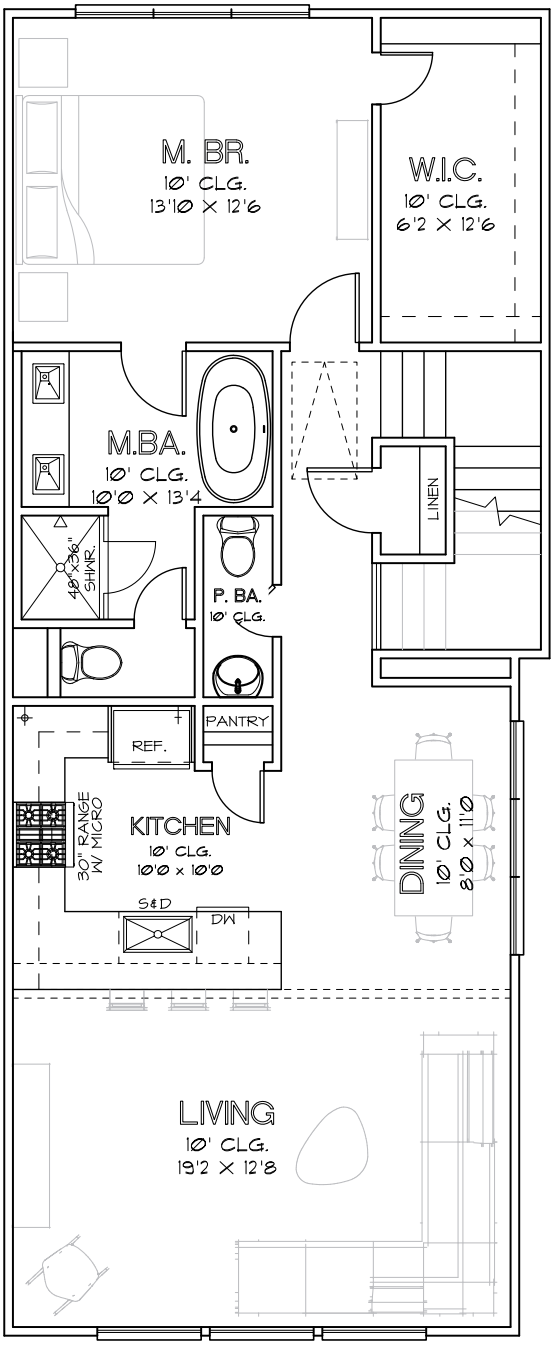


SECOND FLOOR

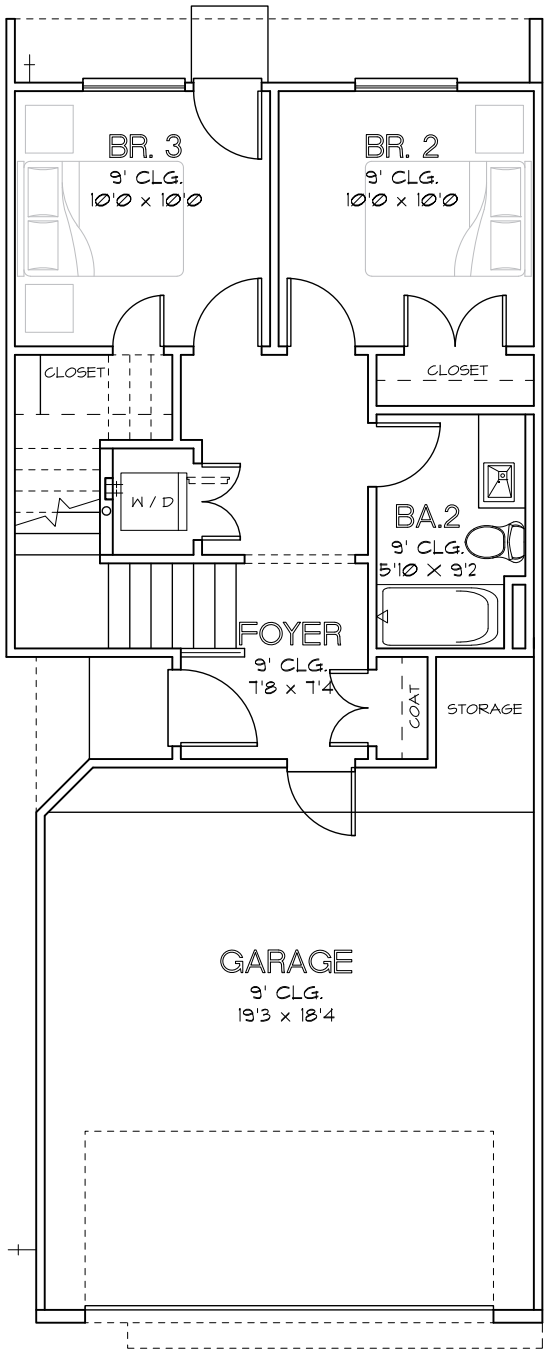
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE MEADOW D

1516 S.F.



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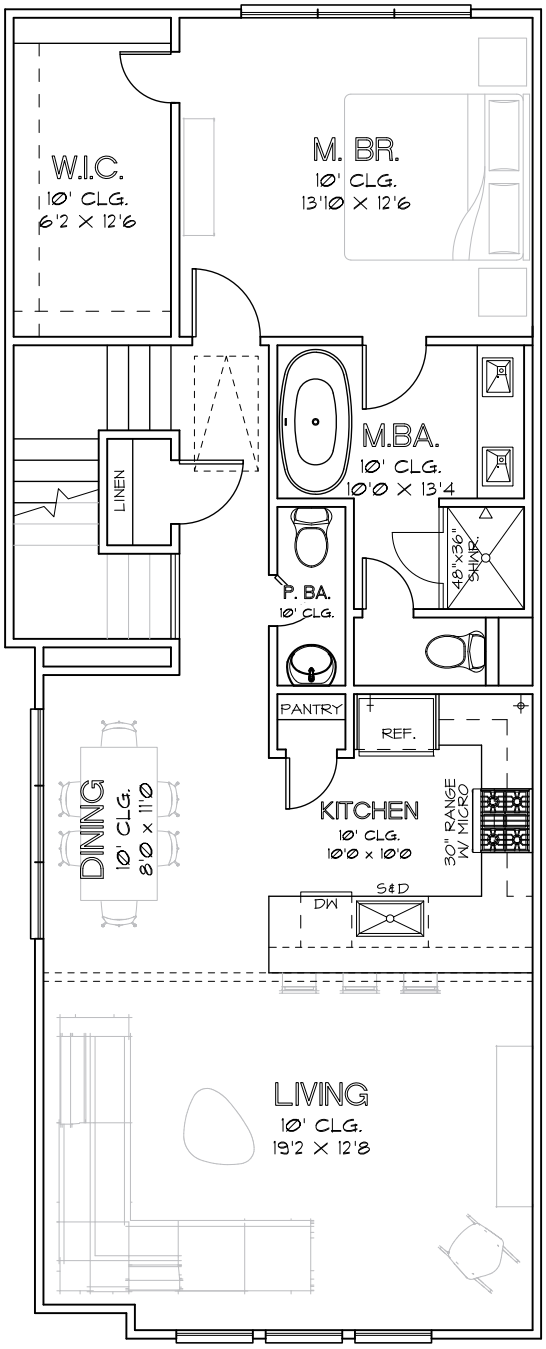


SECOND FLOOR

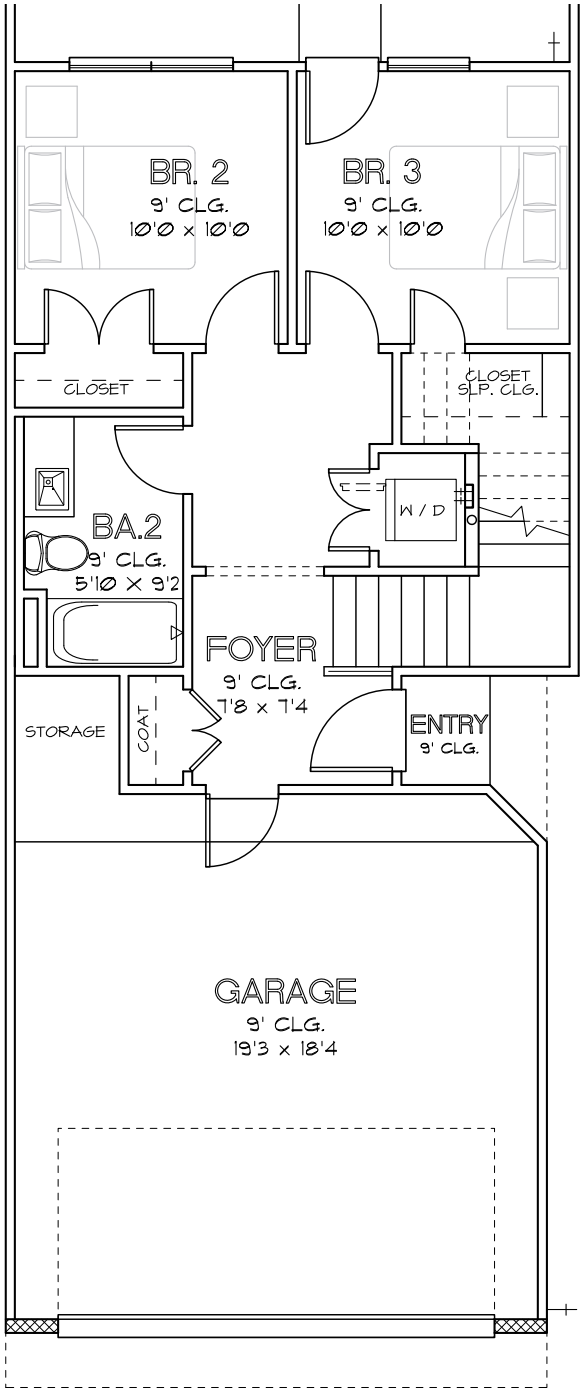
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE MEADOW E

1561 S.F.



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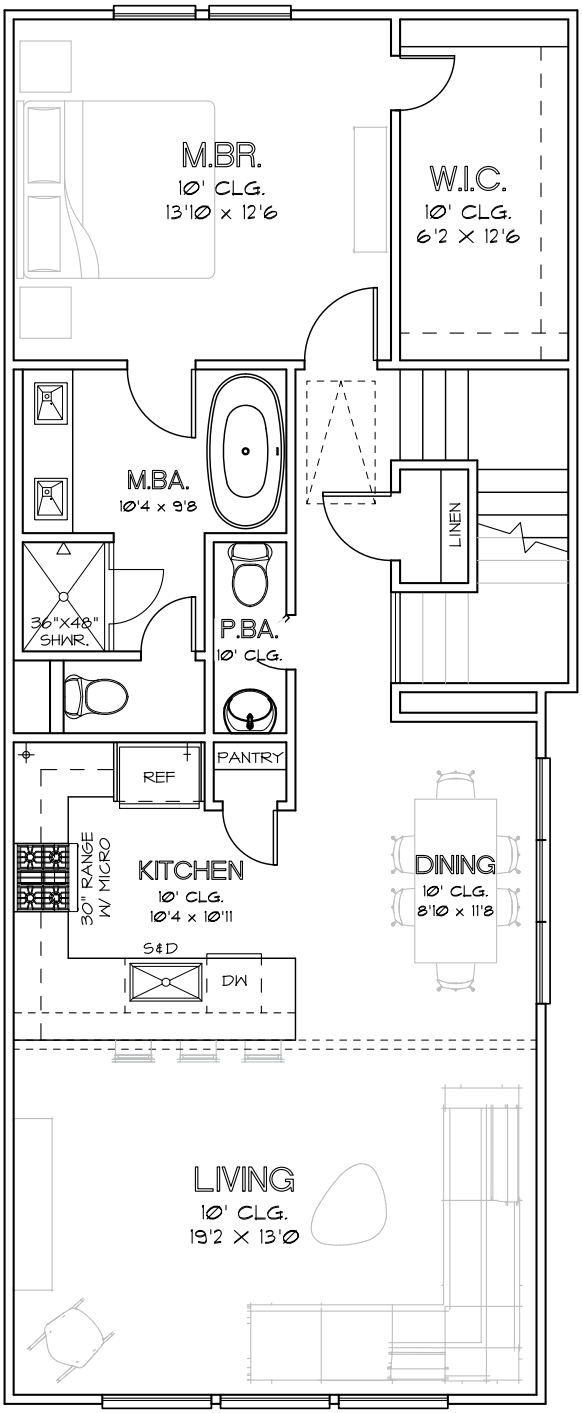


SECOND FLOOR

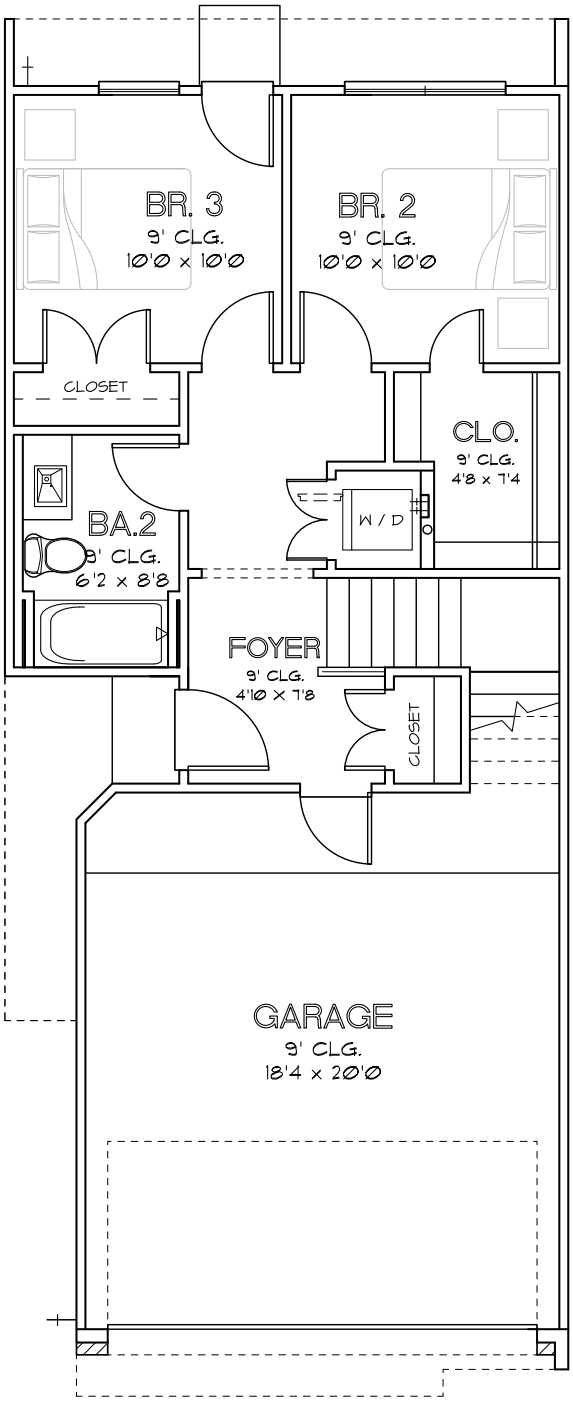
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE ARBOR

1521 S.F.



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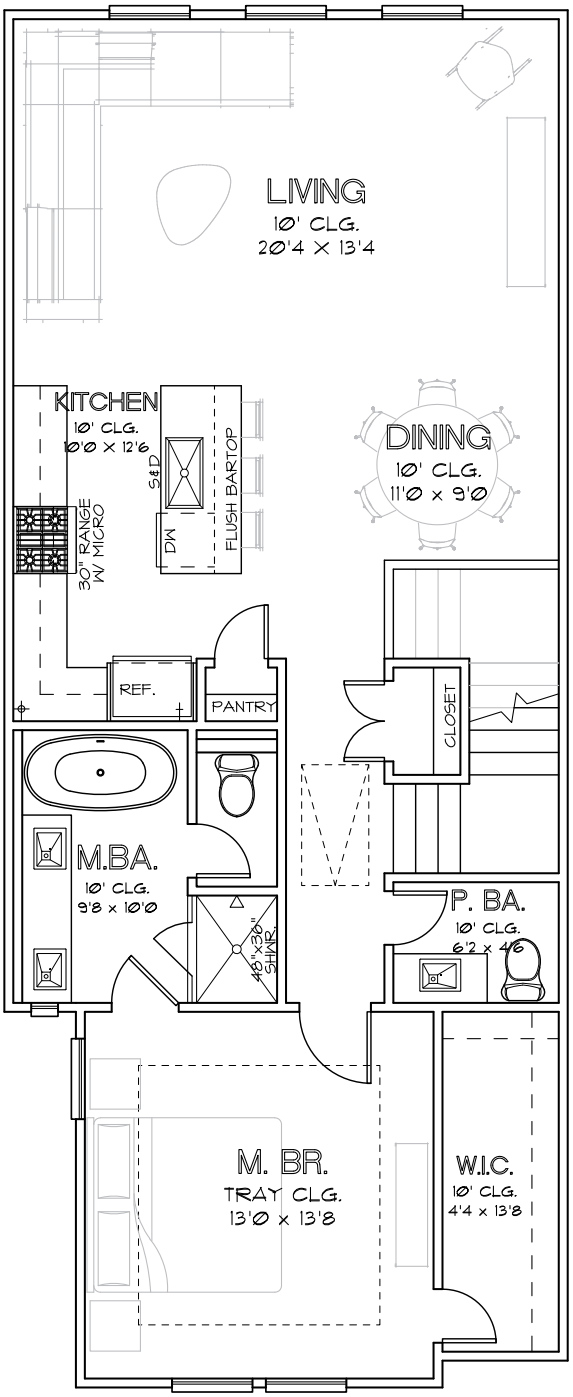


SECOND FLOOR

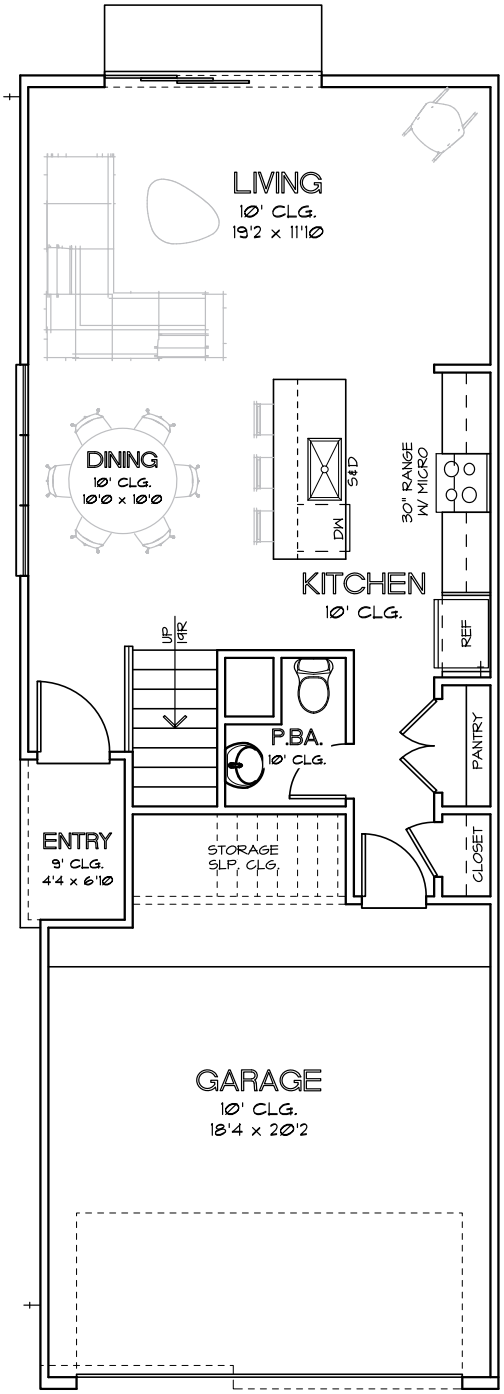
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE BRIAR A

1759 S.F.



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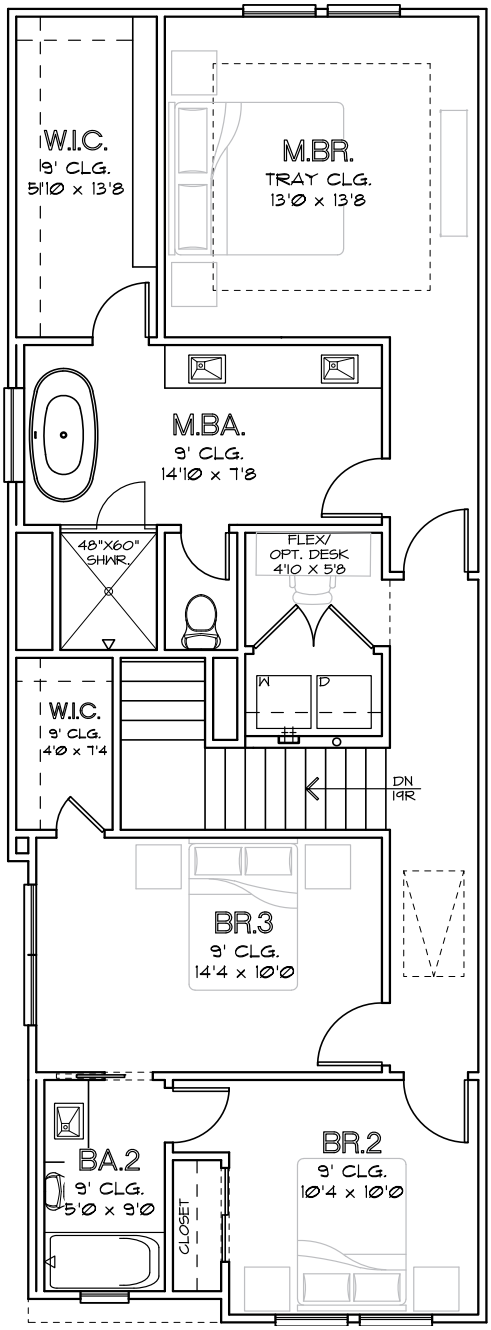


SECOND FLOOR

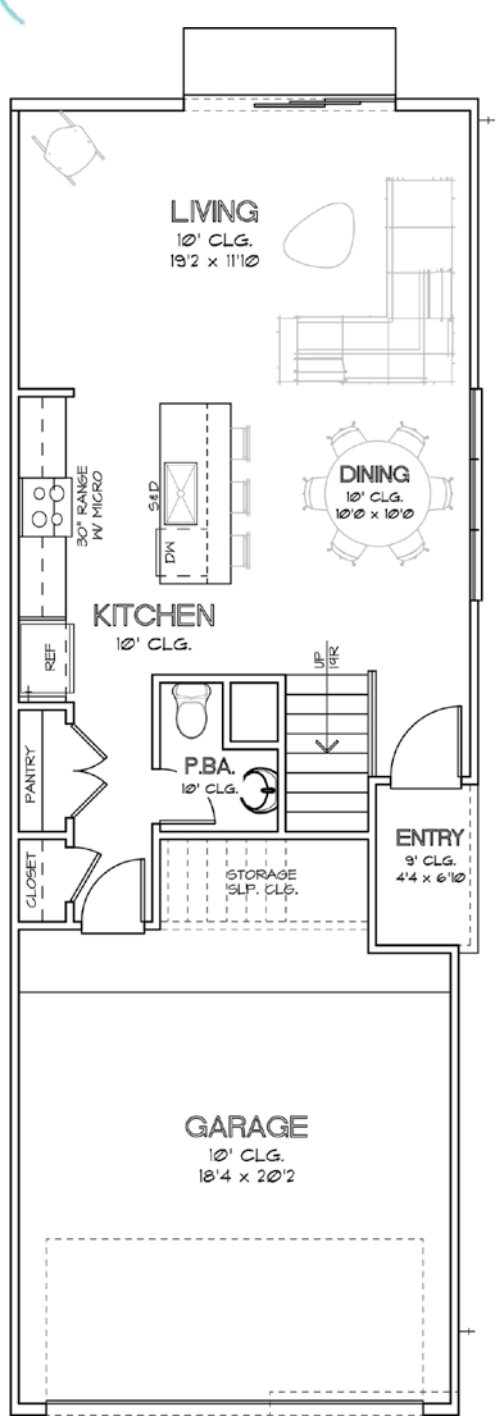
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE BRIAR B

1768 S.F.



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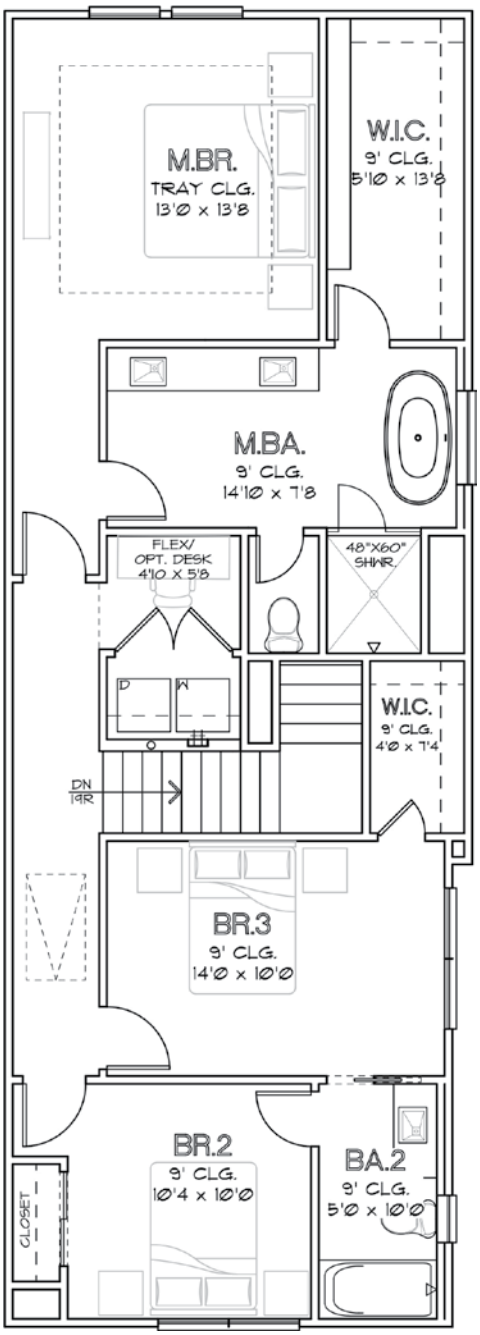


SECOND FLOOR

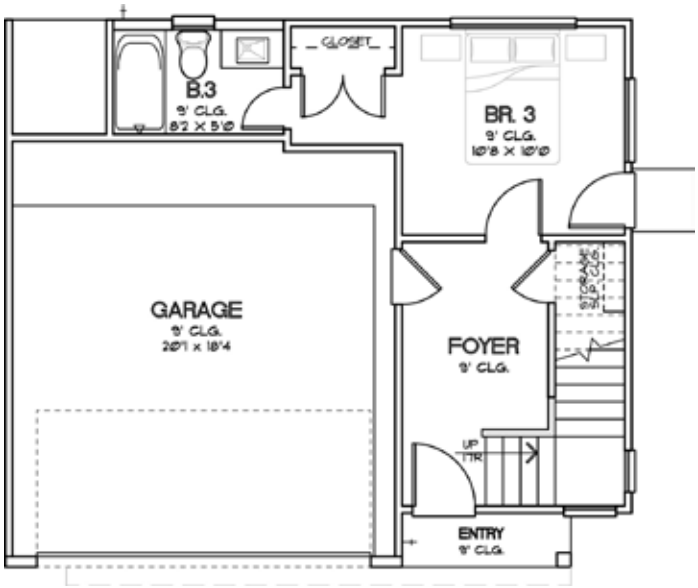
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE HAYDEN

1811 S.F.



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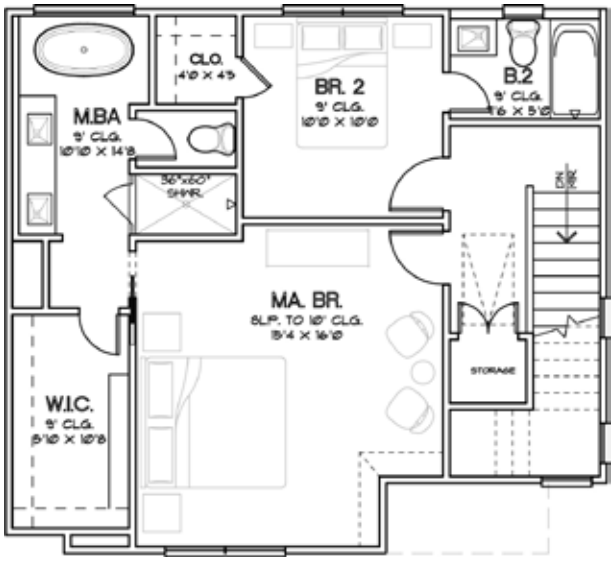


THIRD FLOOR

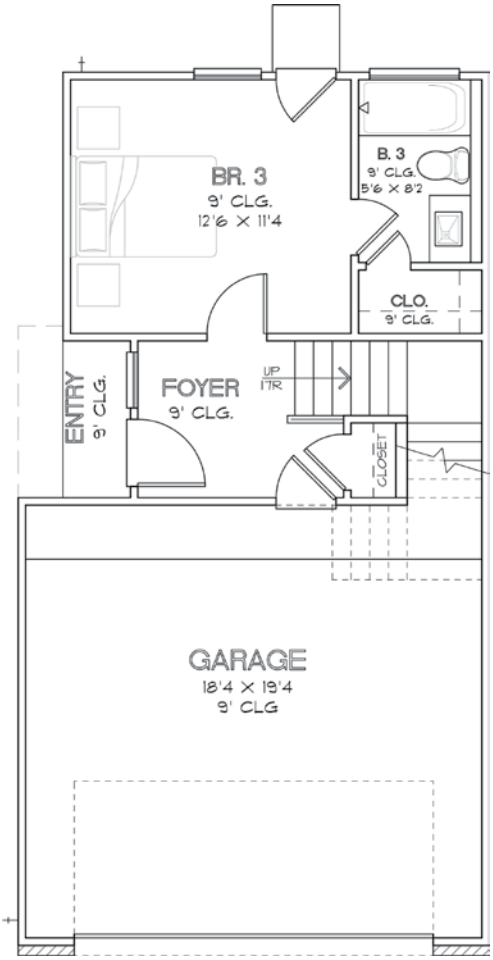
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE GABLE A

1853 S.F.



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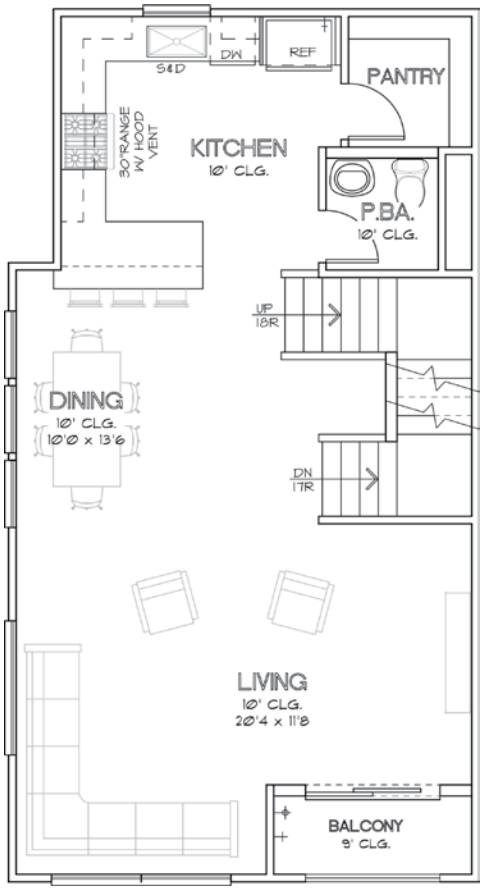

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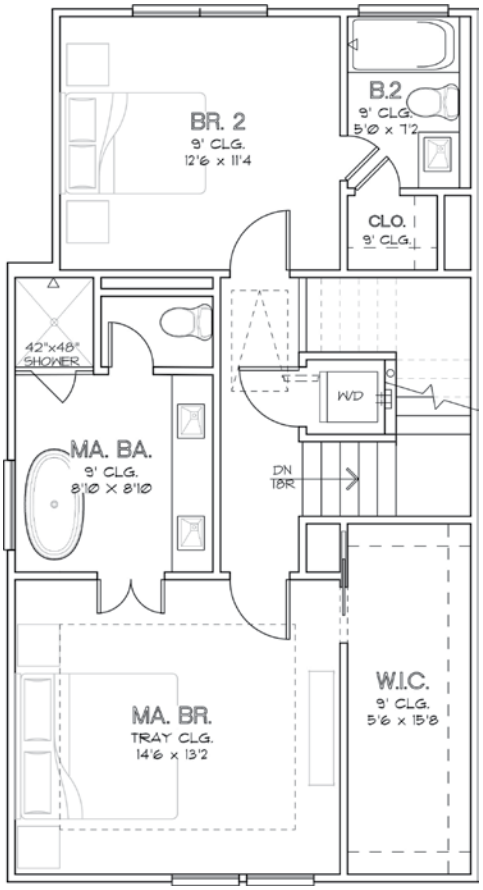


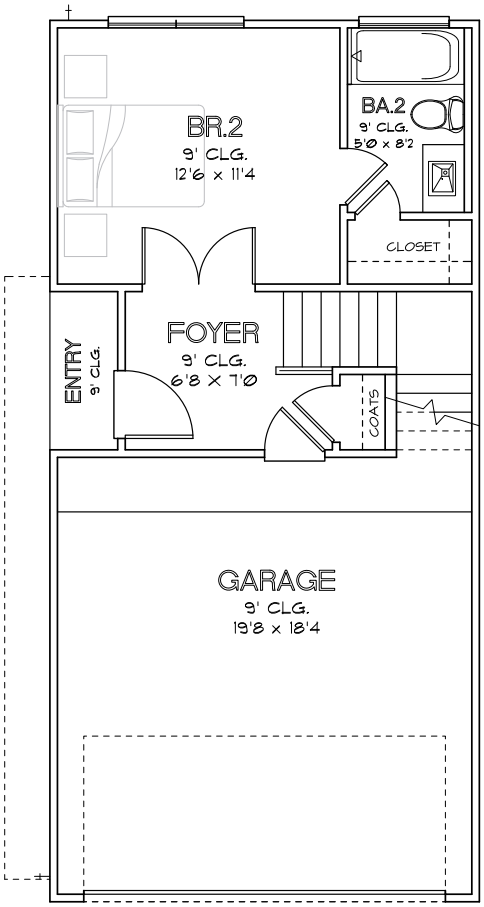
THIRD FLOOR

CITY HOMES CHOICE

WILLOWBEND POINT

THE GABLE B

1836 S.F.



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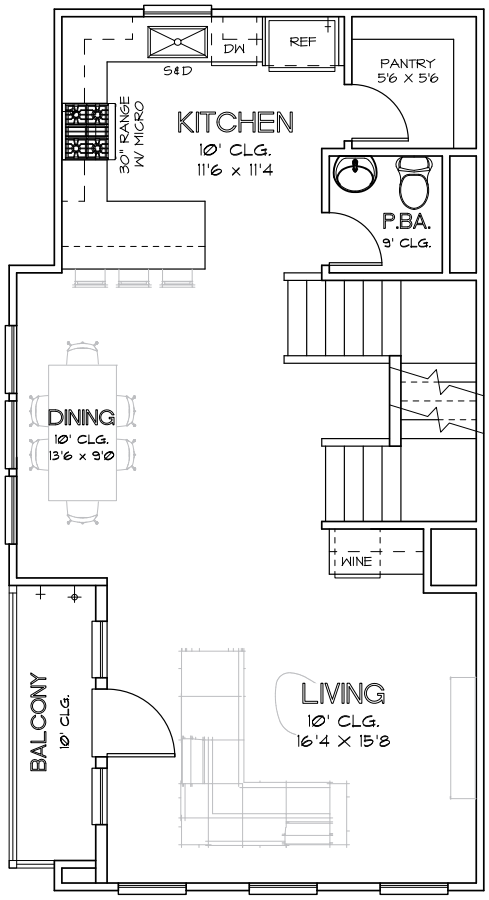

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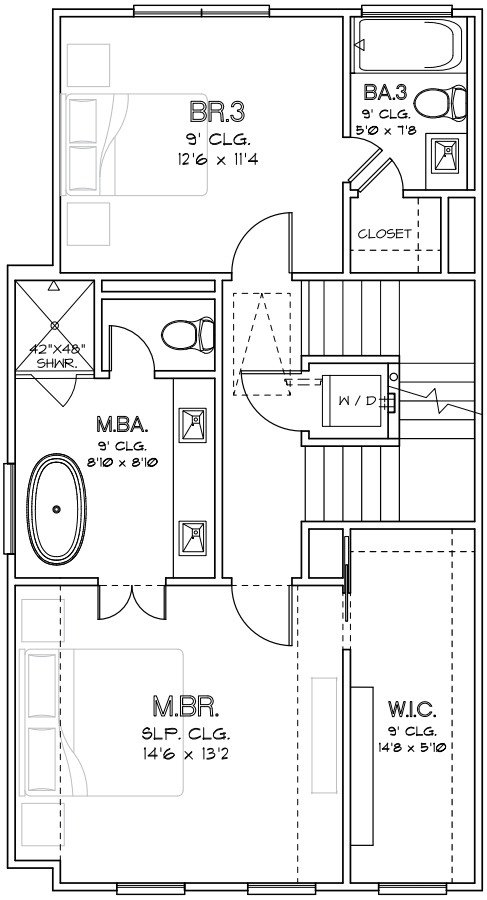


THIRD FLOOR

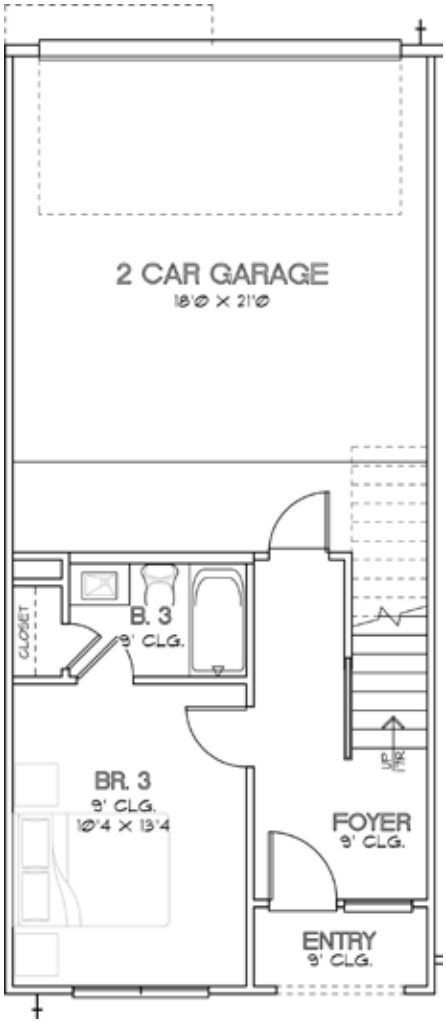
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE RIDGE A

1903 S.F.



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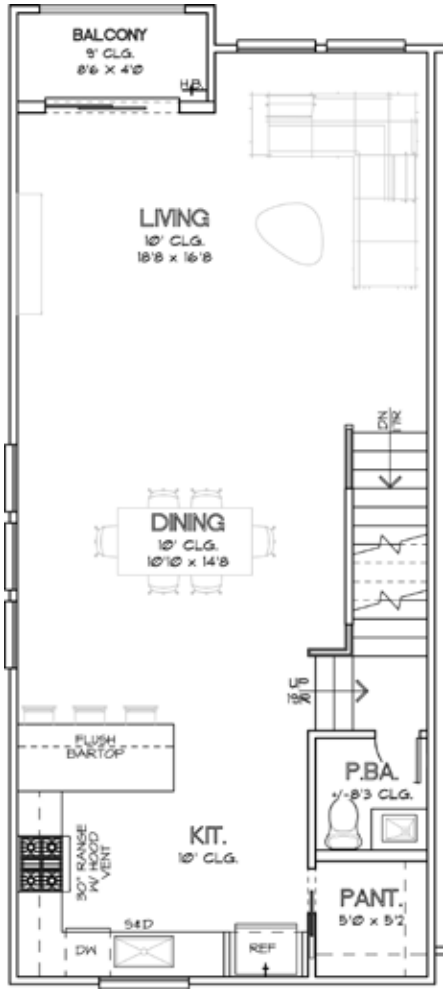

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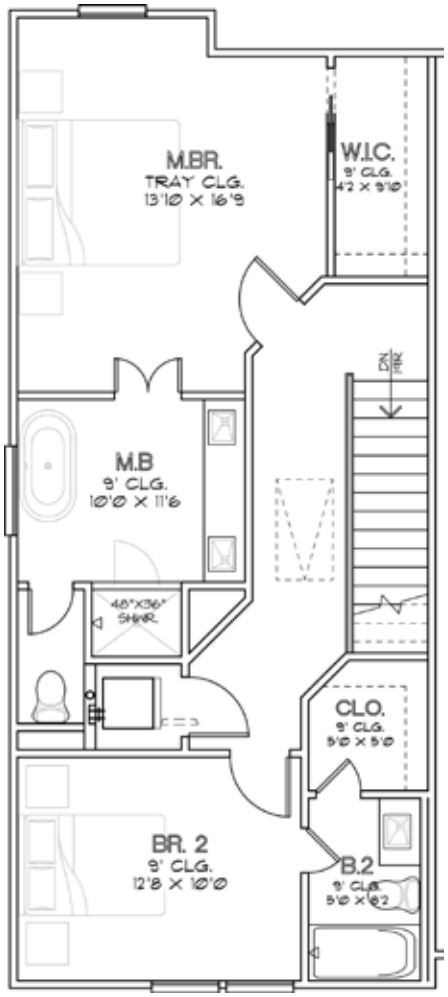

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE RIDGE B

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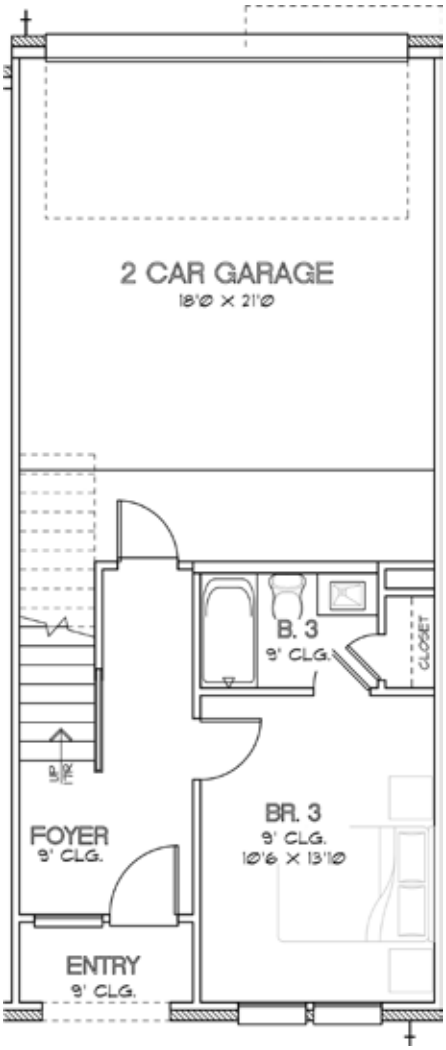

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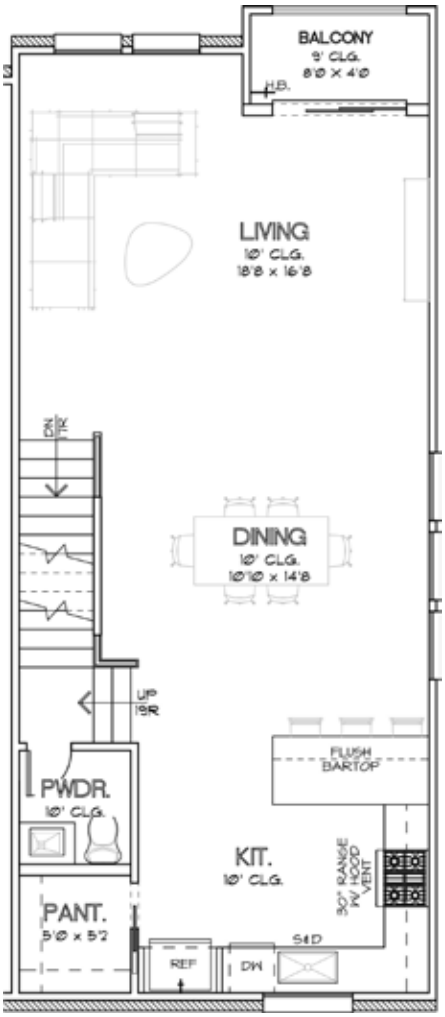

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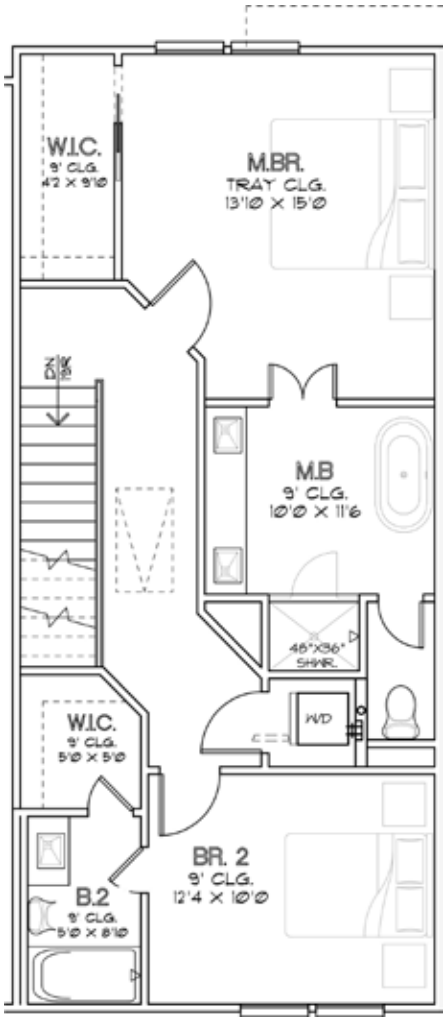

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE RIDGE C

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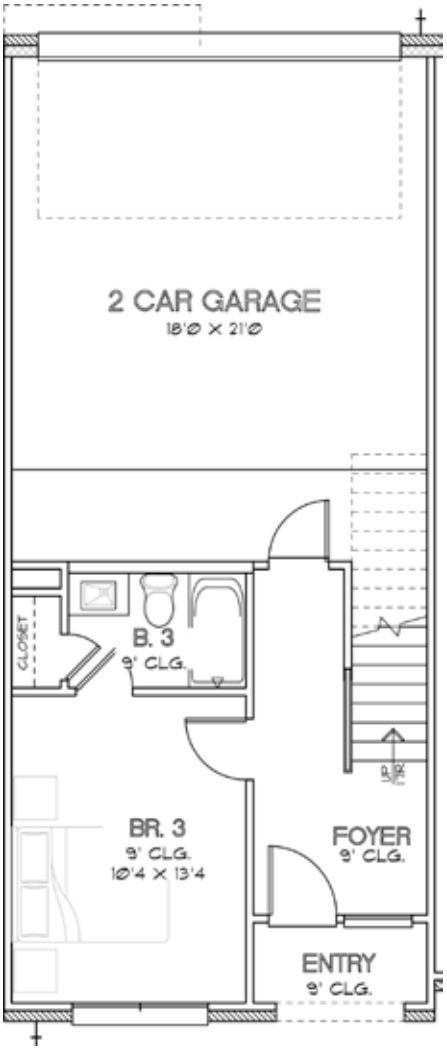

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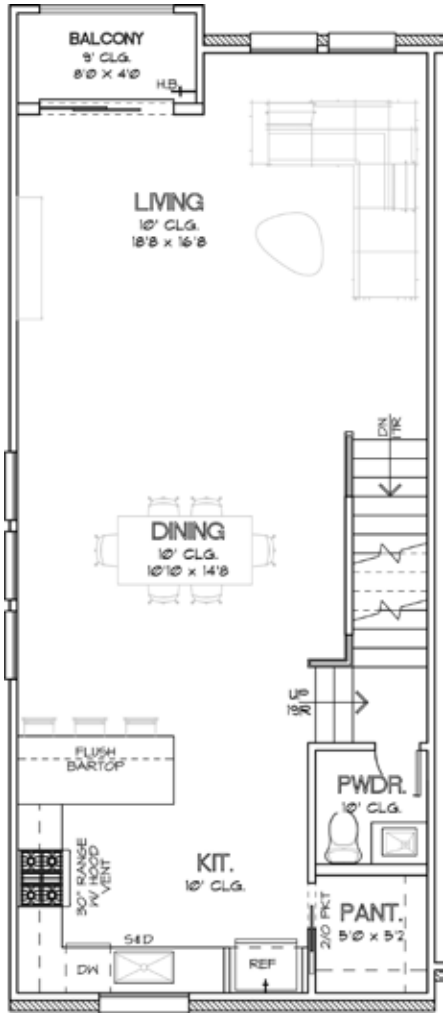

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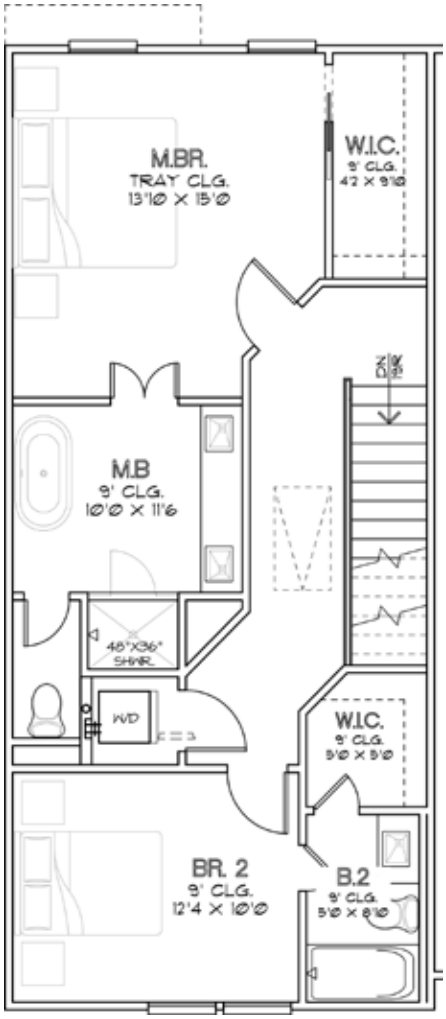

THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE RIDGE D

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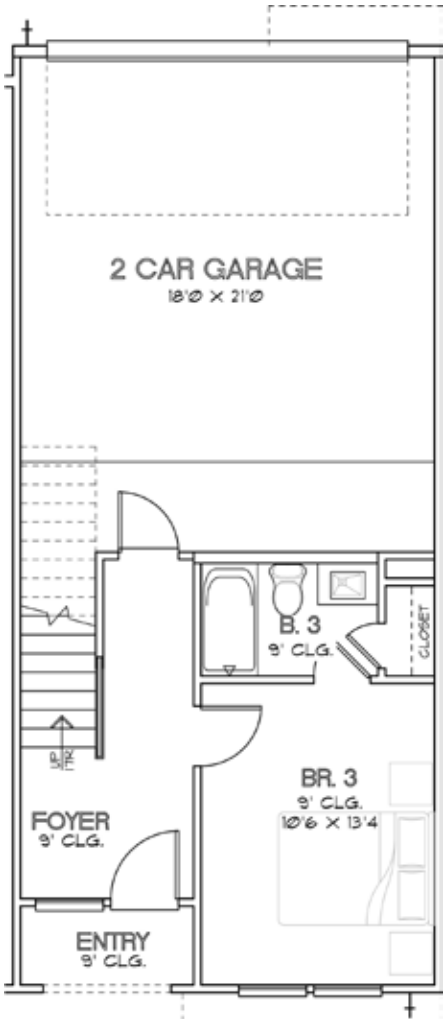

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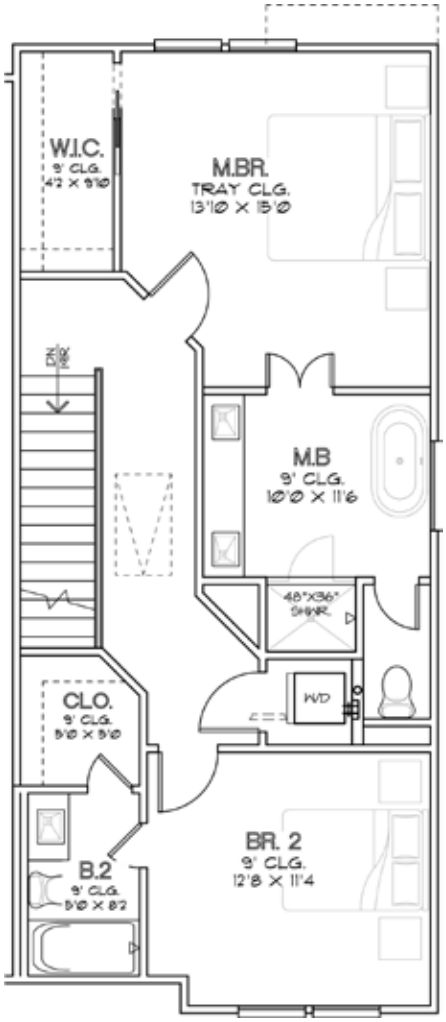


THIRD FLOOR

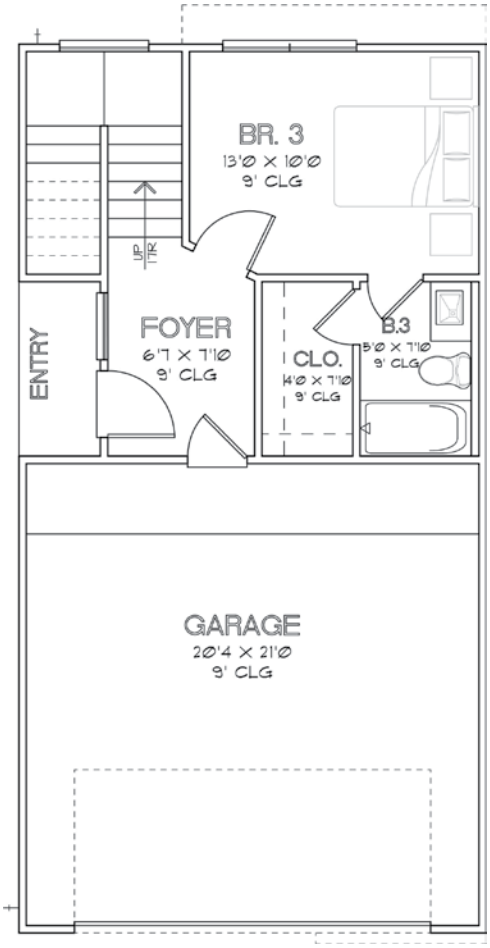
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE HARVEST A

1989 S.F.



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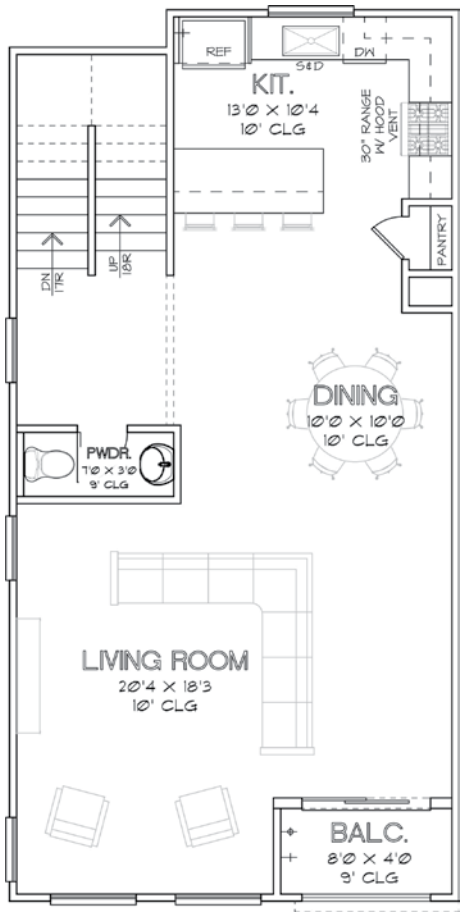

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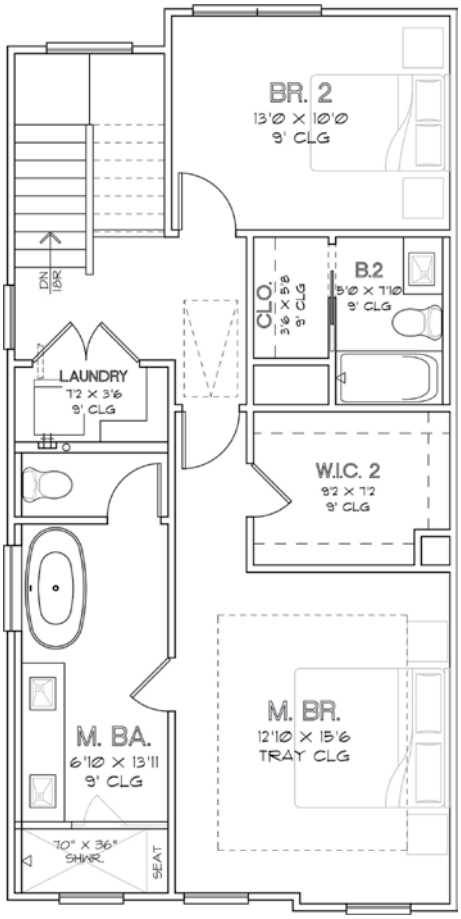


THIRD FLOOR

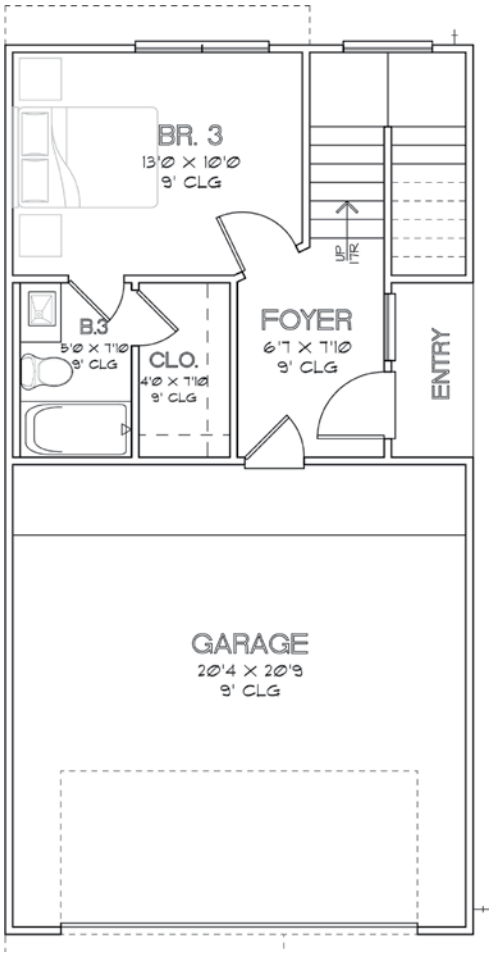
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE HARVEST B

1998 S.F.



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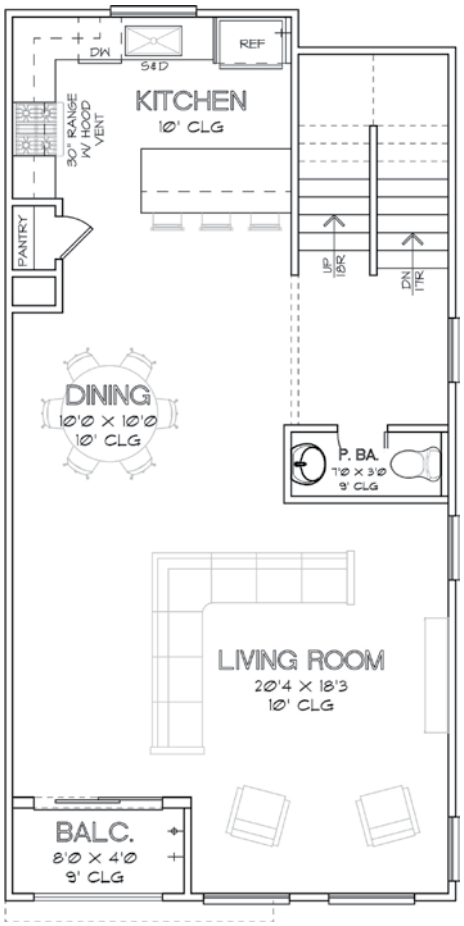

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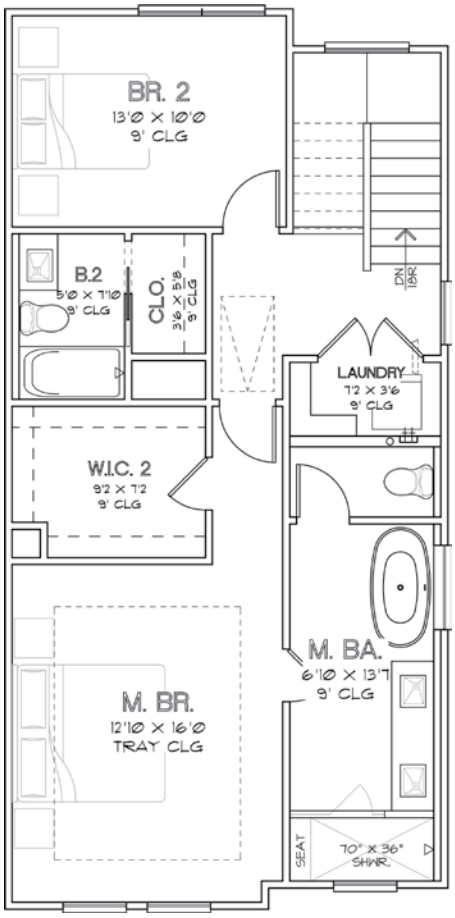


THIRD FLOOR

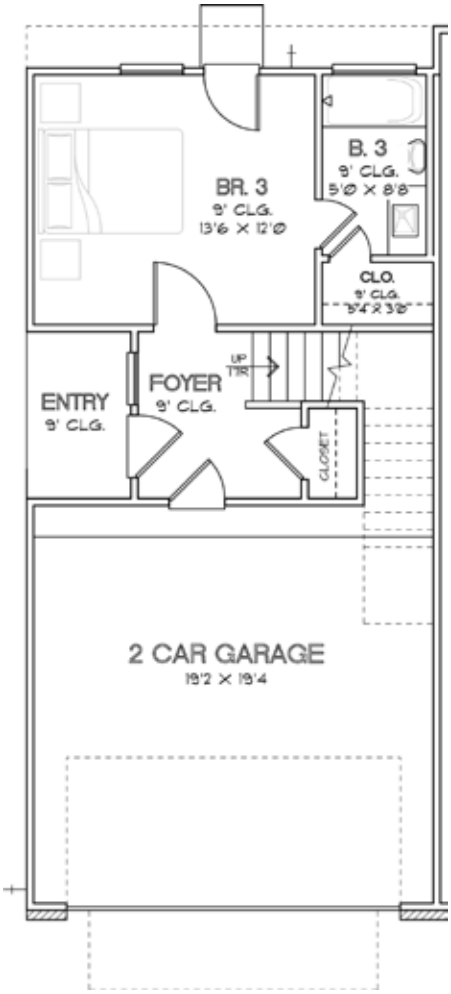
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

THE SILO A

2,202 S.F.



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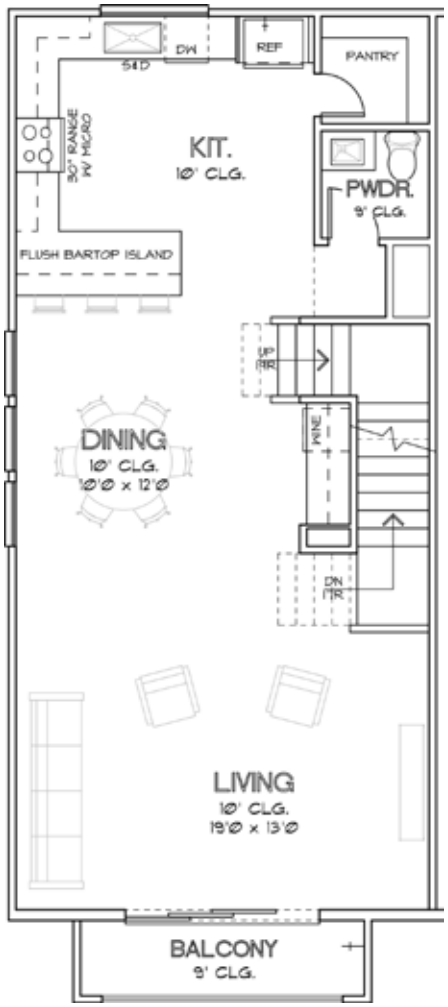

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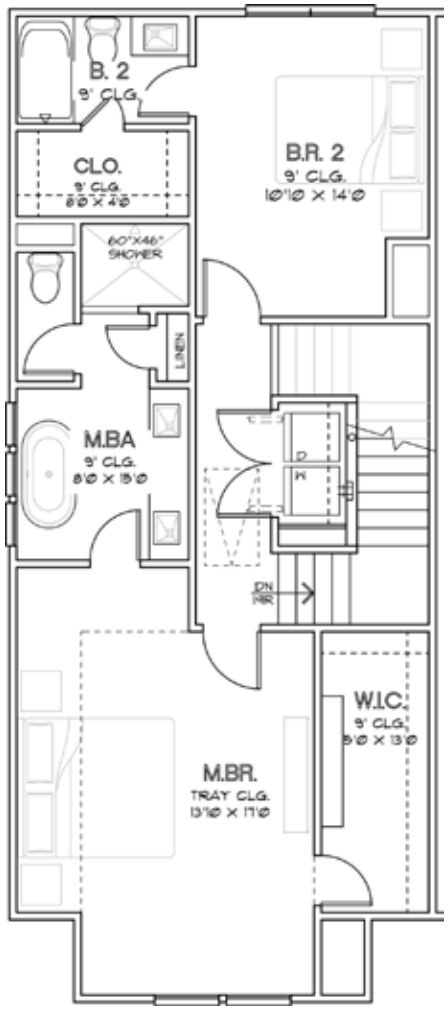


THIRD FLOOR

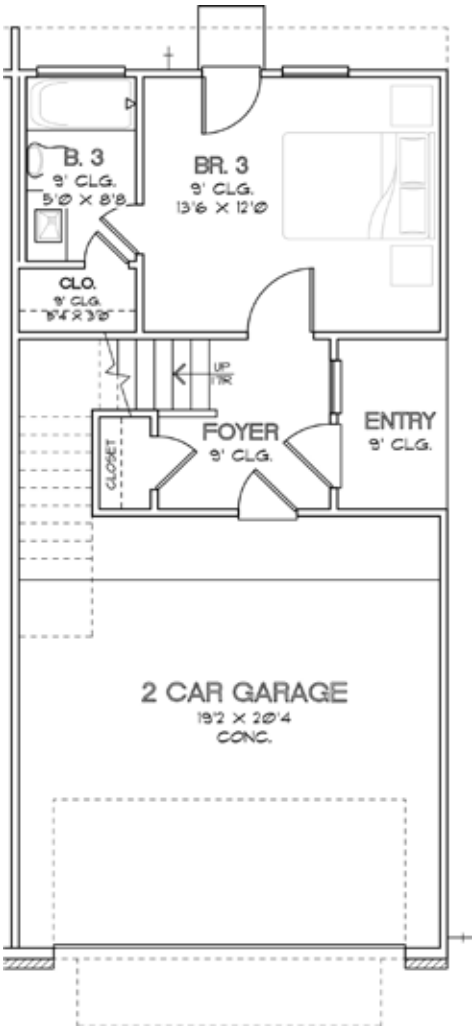
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

WILLOWBEND POINT

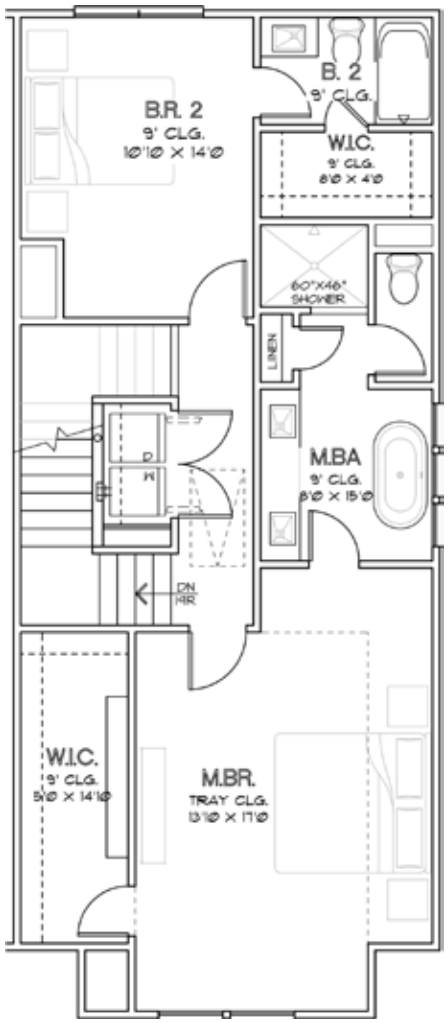
THE SILO B

2,202 S.F.



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

CITY HOMES CHOICE

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

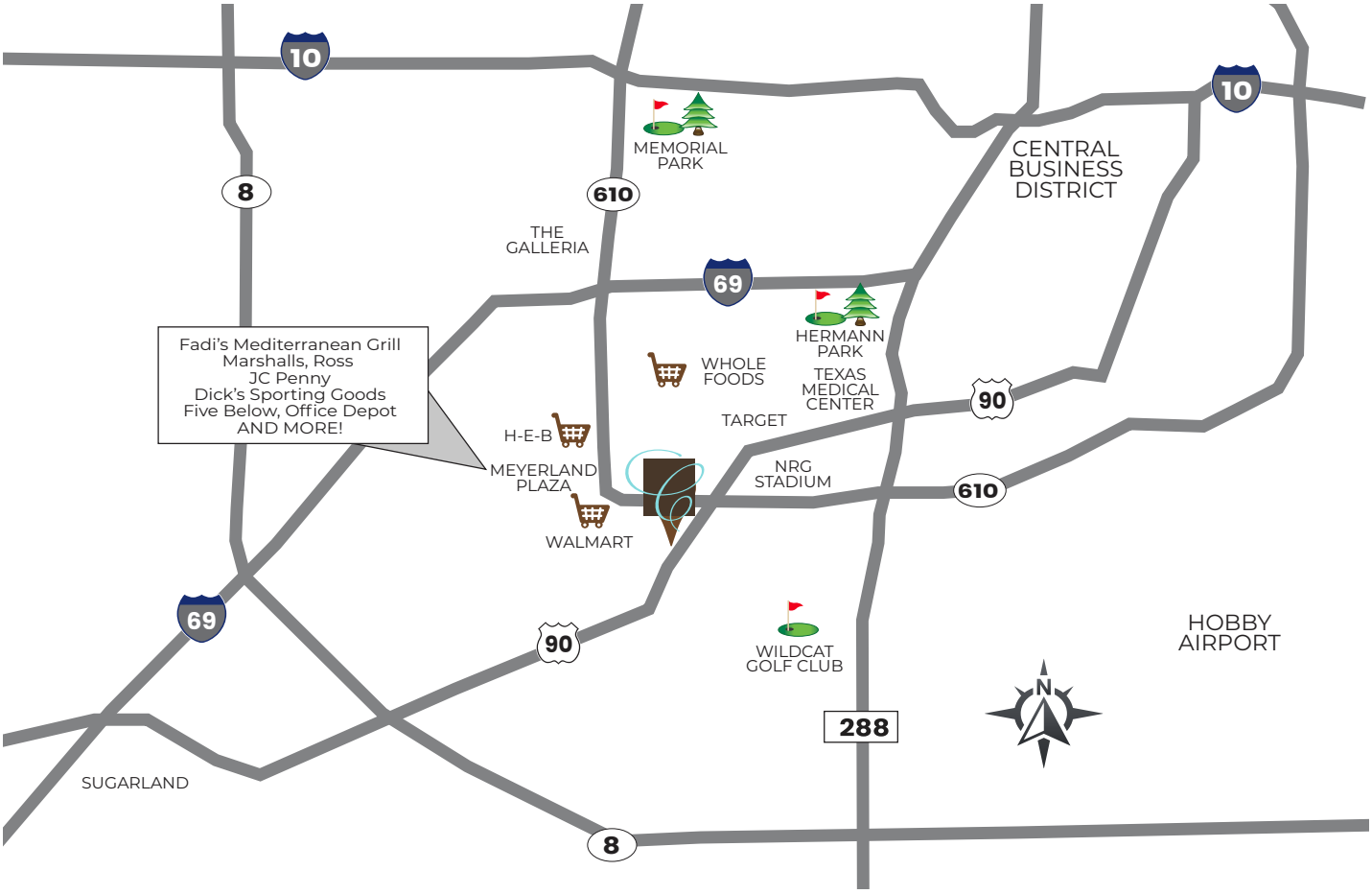
Management Company: Beacon Residential Management

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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* Information is deemed reliable but not guaranteed. Schools, tax rates, and HOA fees are subject to change.

CITY HOMES CHOICE

WILLOWBEND POINT
SITE PLAN

To learn more about this community, please contact:

Nichole Seymour | 713.575.8000

ns@citychoicegroup.com

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Price, plans and specifications are subject to change without notice.9-25-26