



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 | 832.535.4484
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

CHOICE IS THE ULTIMATE LUXURY



CITY HOMES
CHOICE

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

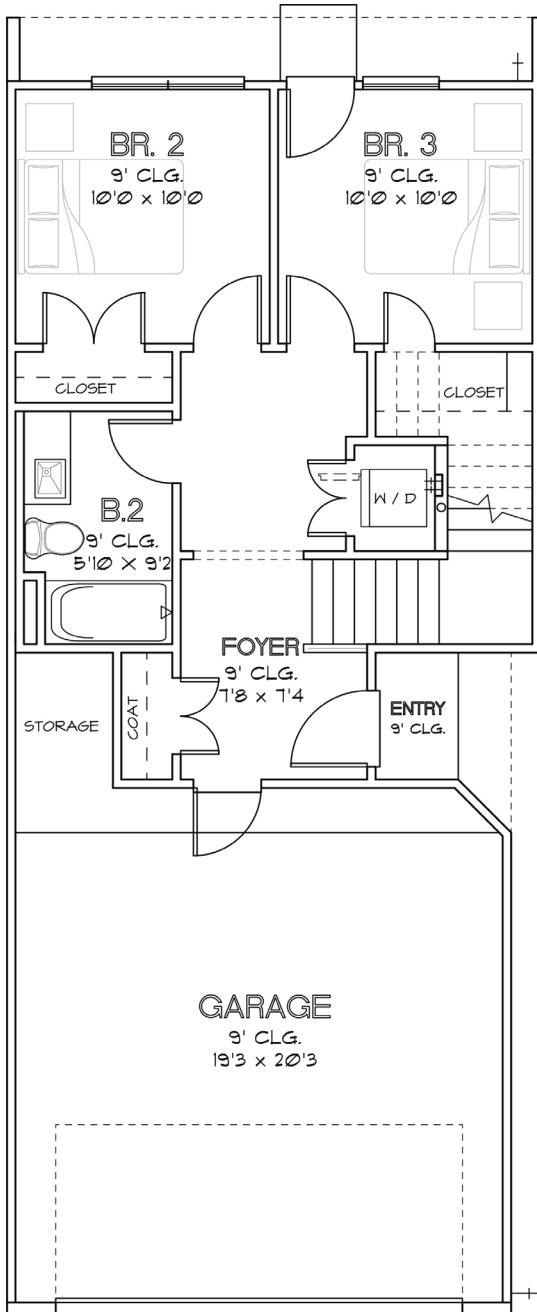
To learn more about this
community, please contact:

Cesar Aponte | 281.639.9513

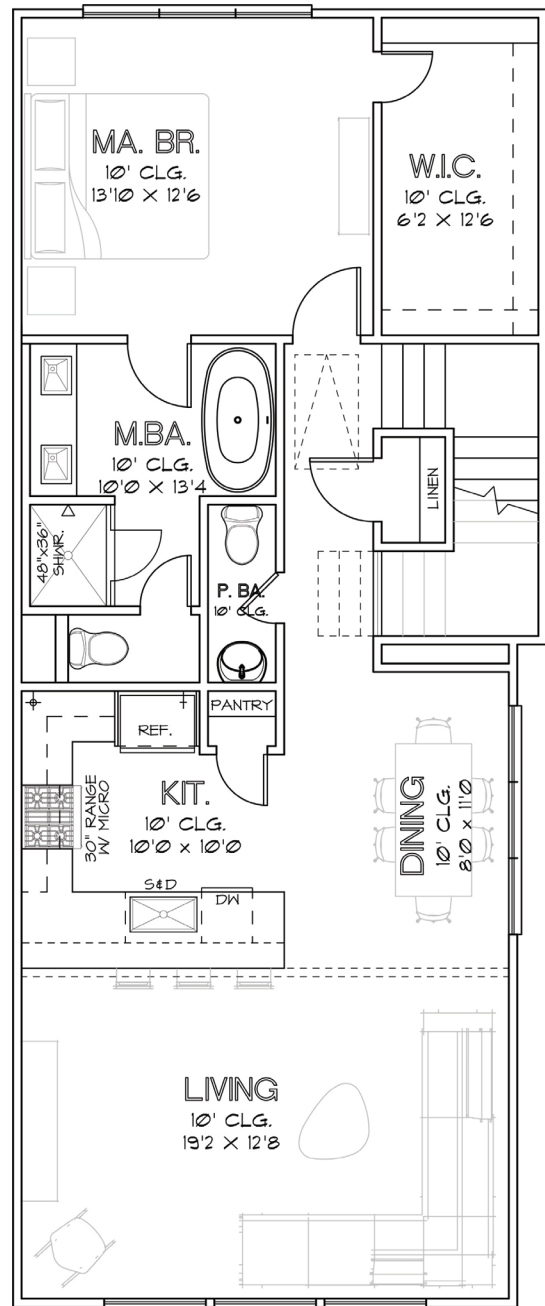
cesar@cqhouston.com

CHOICE IS THE ULTIMATE LUXURY



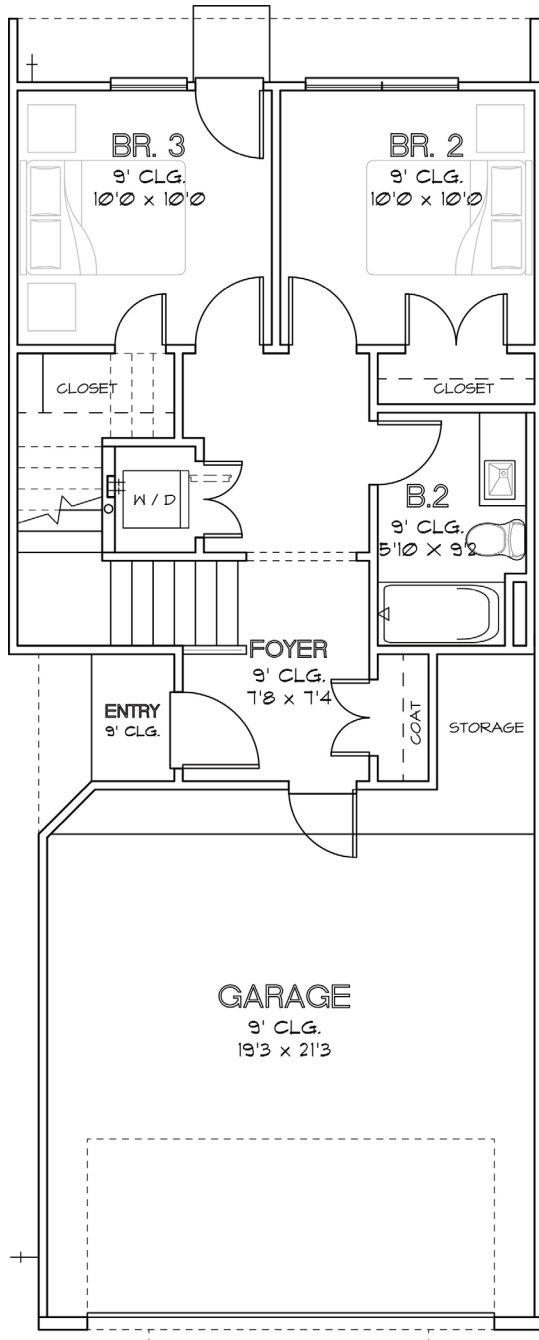


FIRST FLOOR

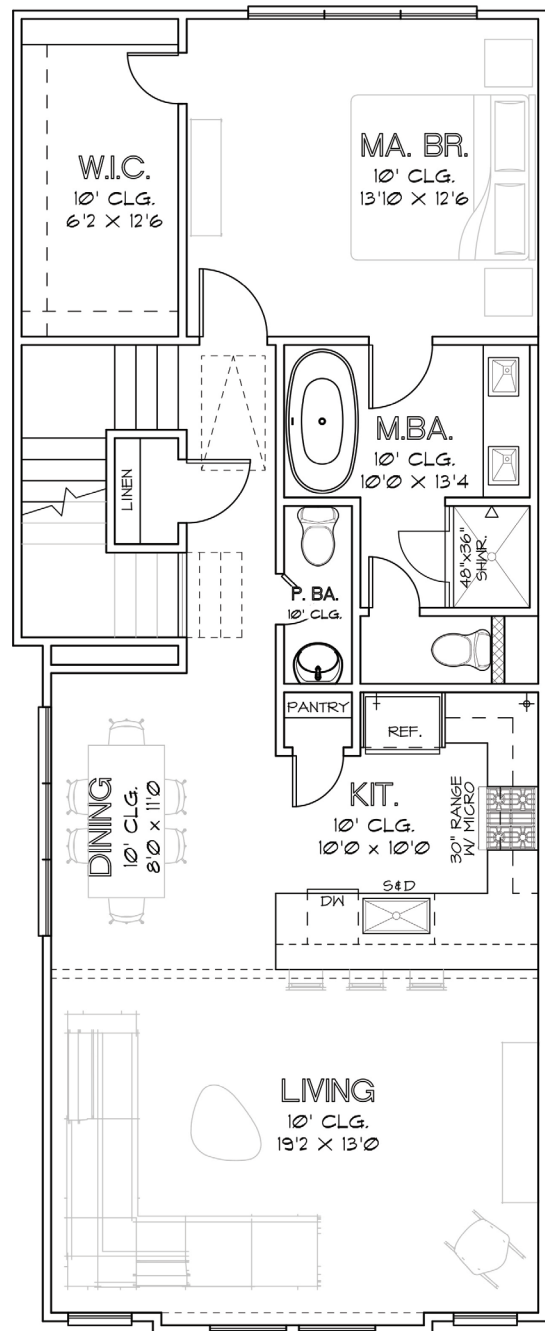


SECOND FLOOR

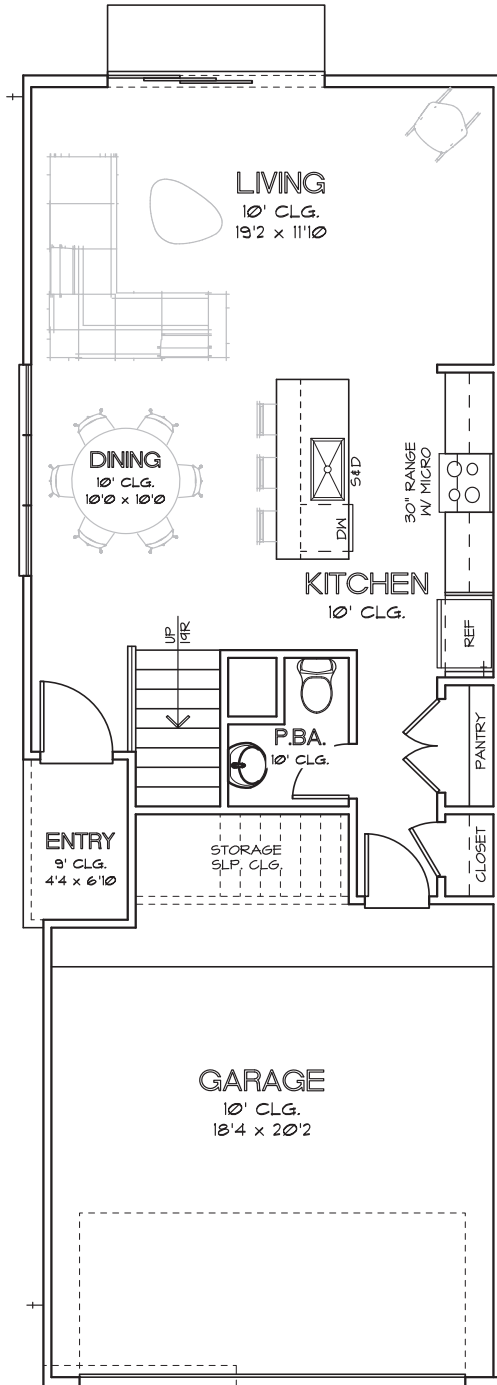
CHOICE IS THE ULTIMATE LUXURY



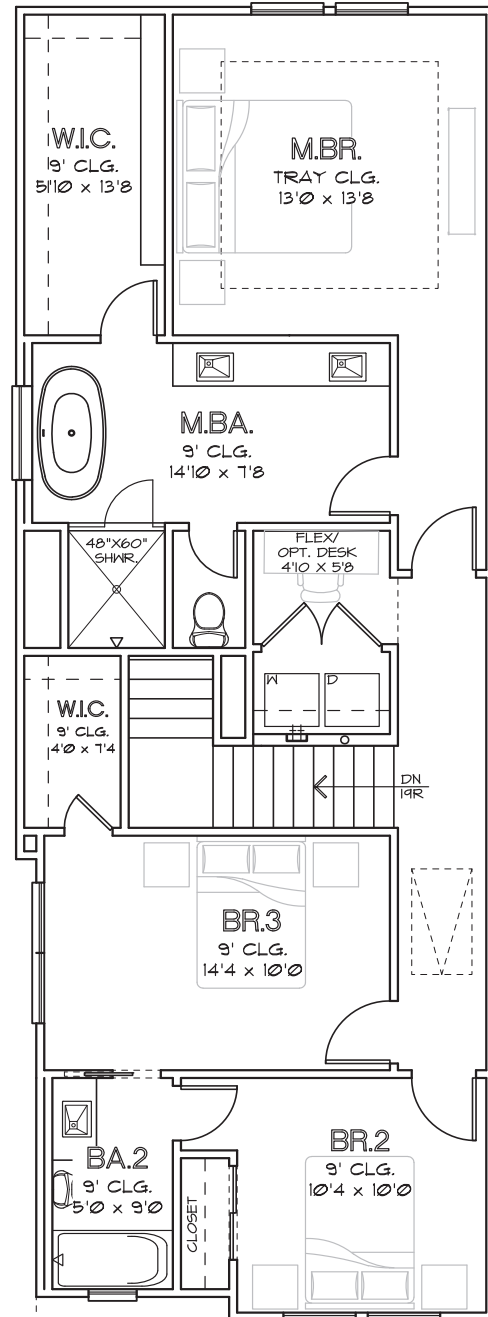
FIRST FLOOR



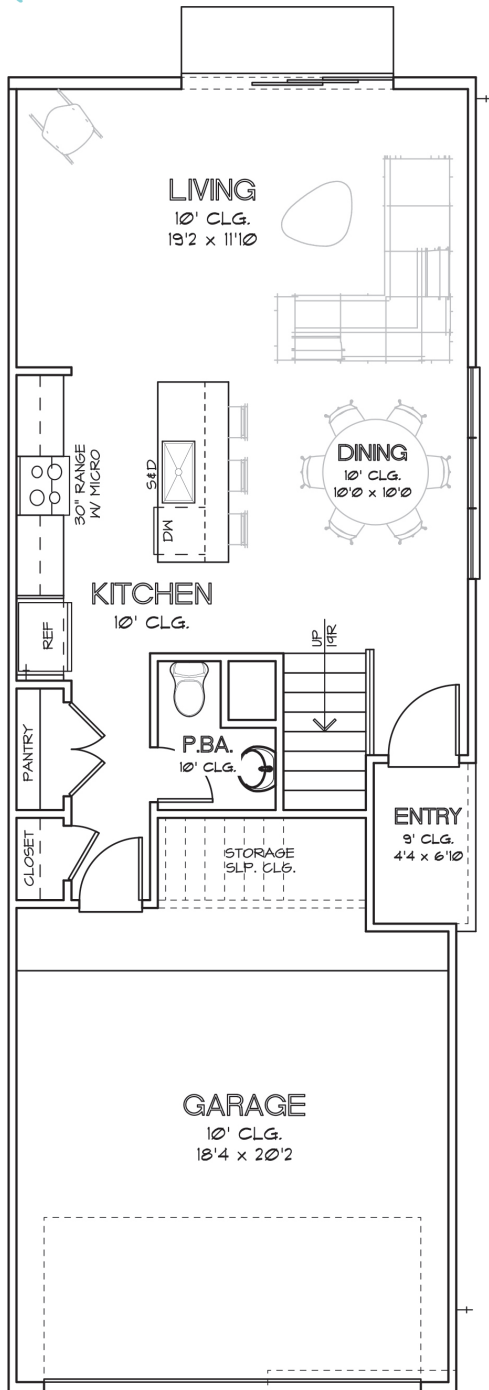
SECOND FLOOR



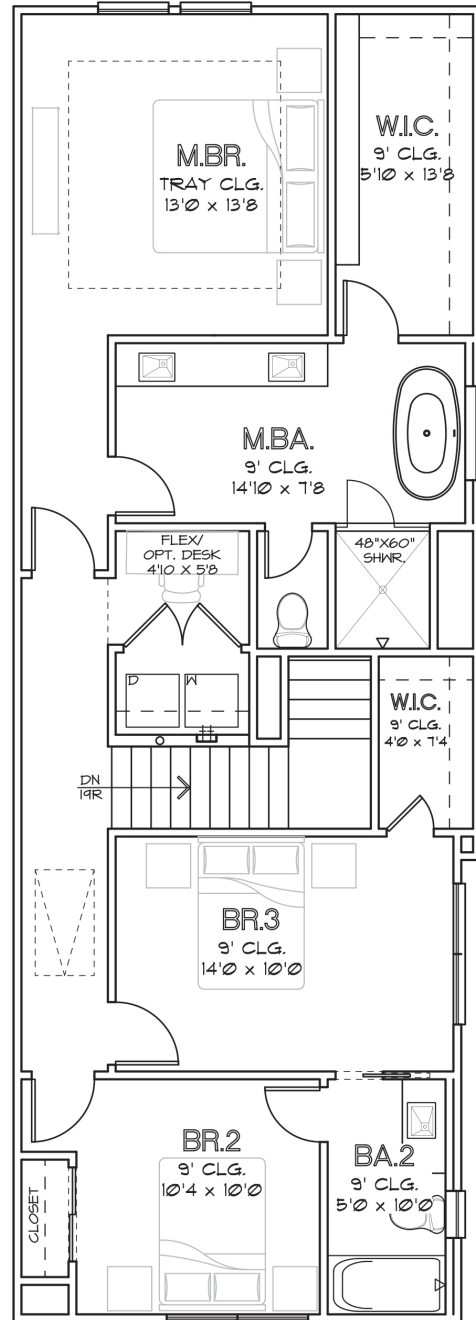
FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



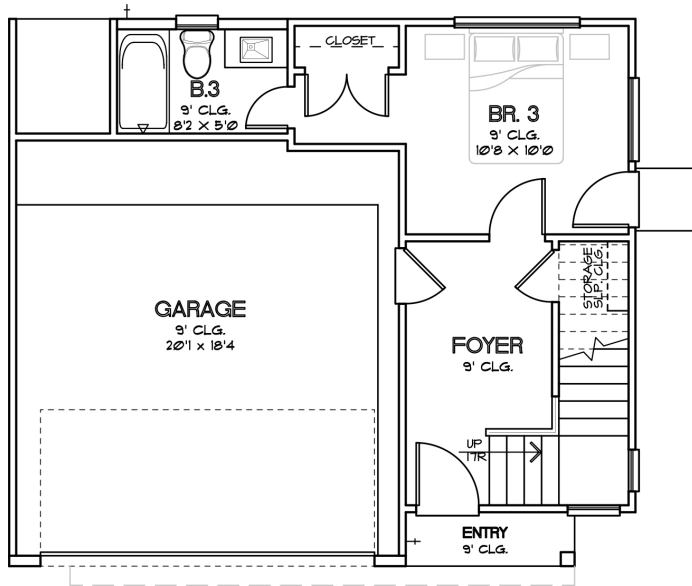
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

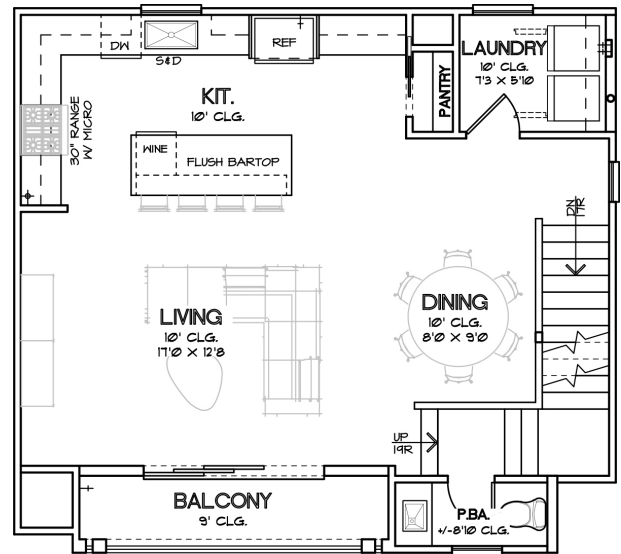


CITY HOMES
CHOICE

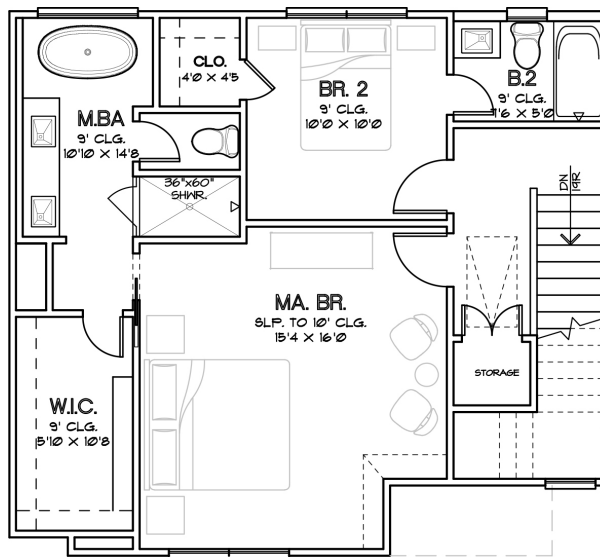
WILLOWBEND POINT PLAN 1788



FIRST FLOOR



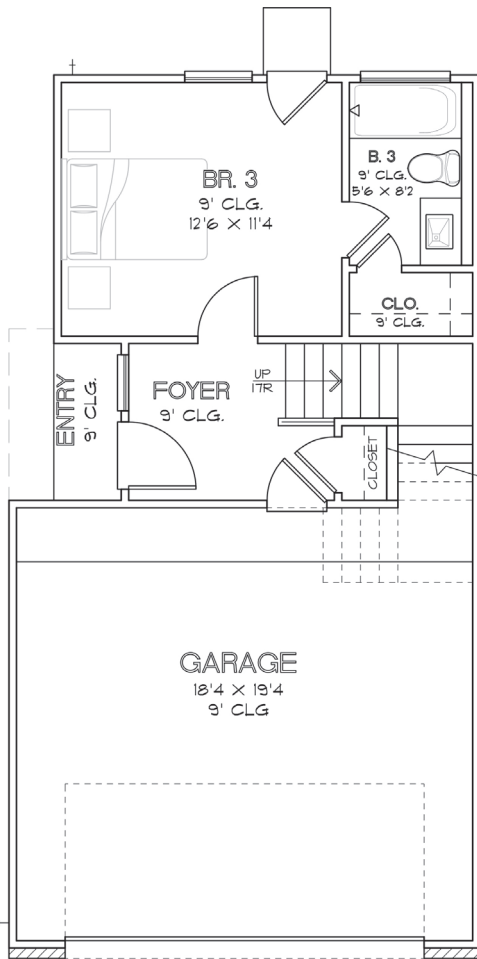
SECOND FLOOR



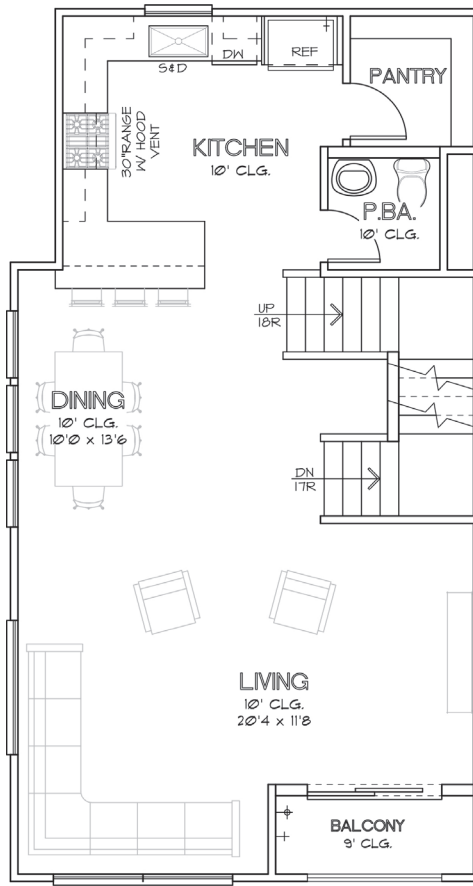
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

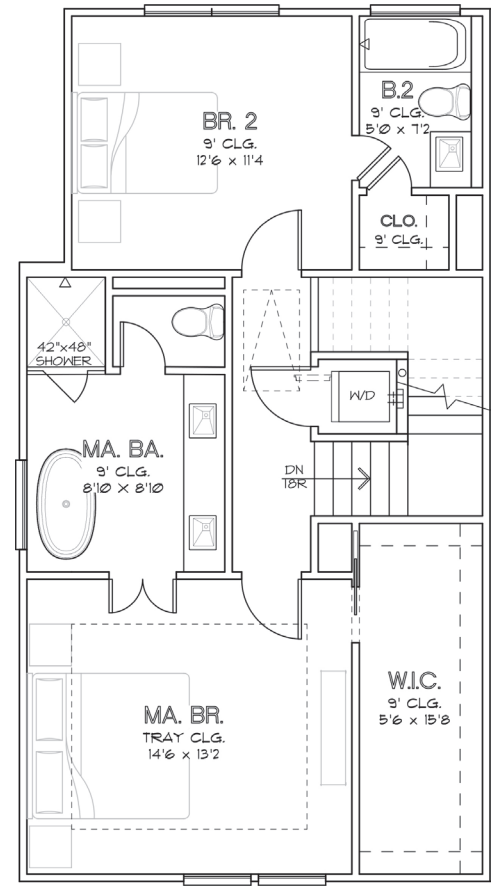




FIRST FLOOR



SECOND FLOOR



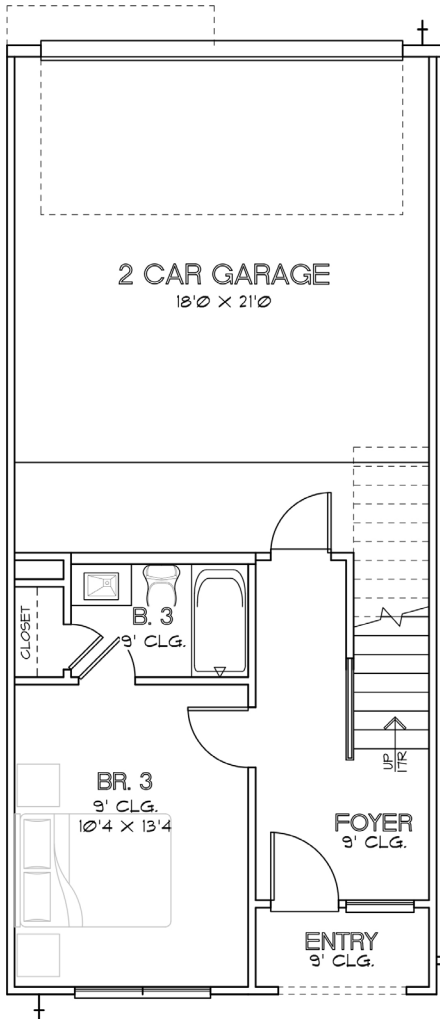
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

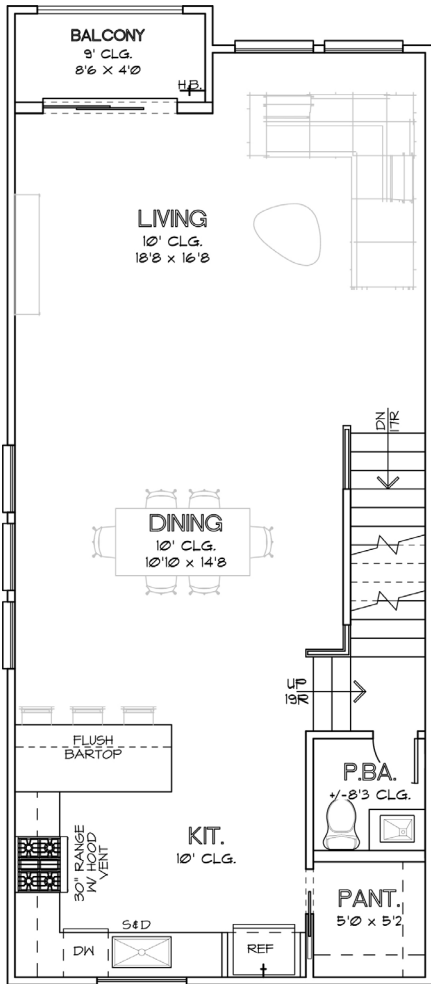


CITY HOMES
CHOICE

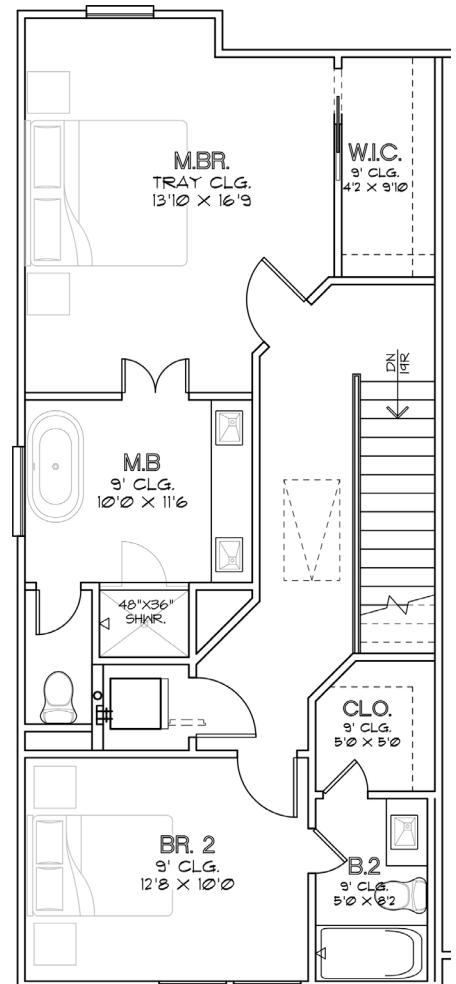
WILLOWBEND POINT PLAN 1903



FIRST FLOOR



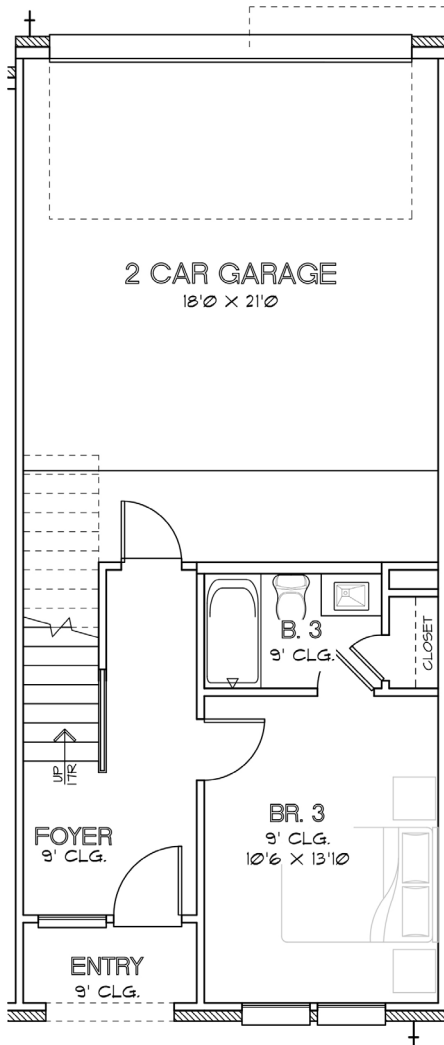
SECOND FLOOR



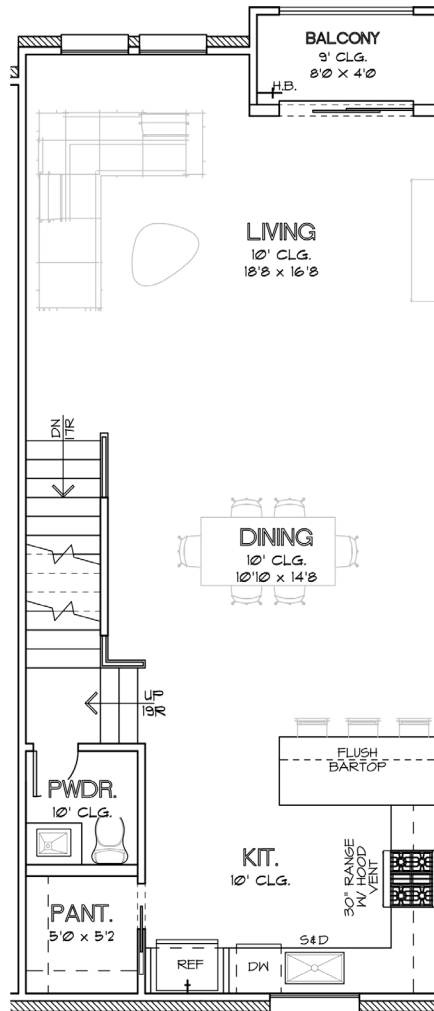
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

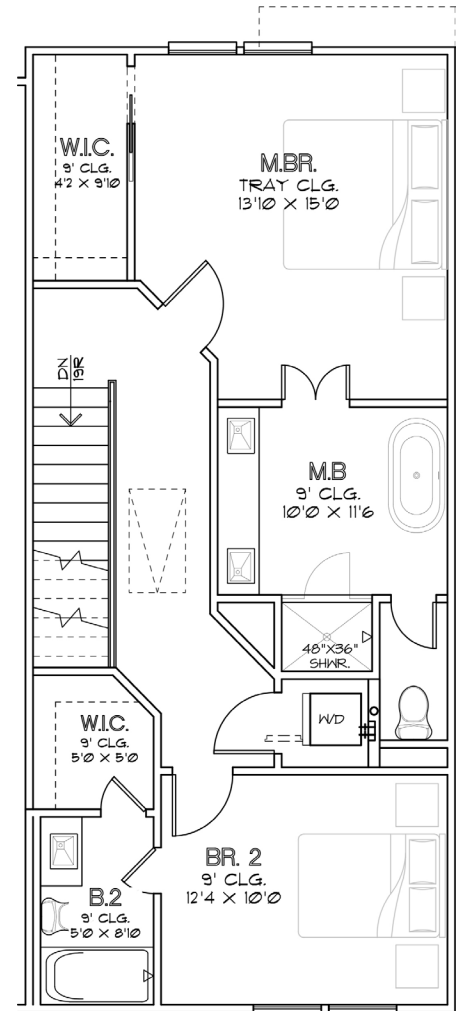




FIRST FLOOR

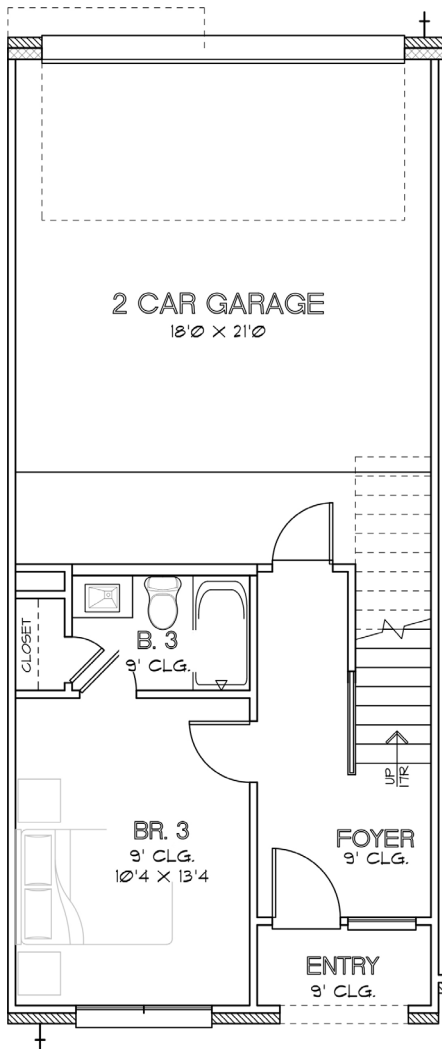


SECOND FLOOR

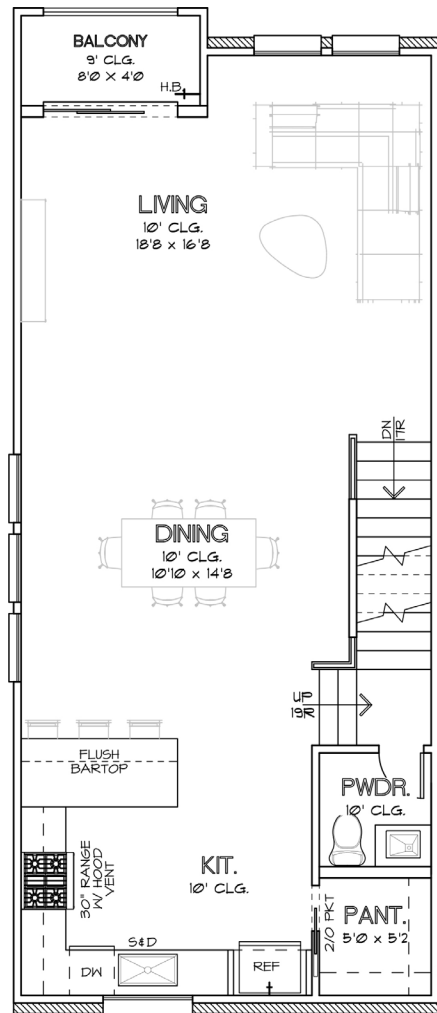


THIRD FLOOR

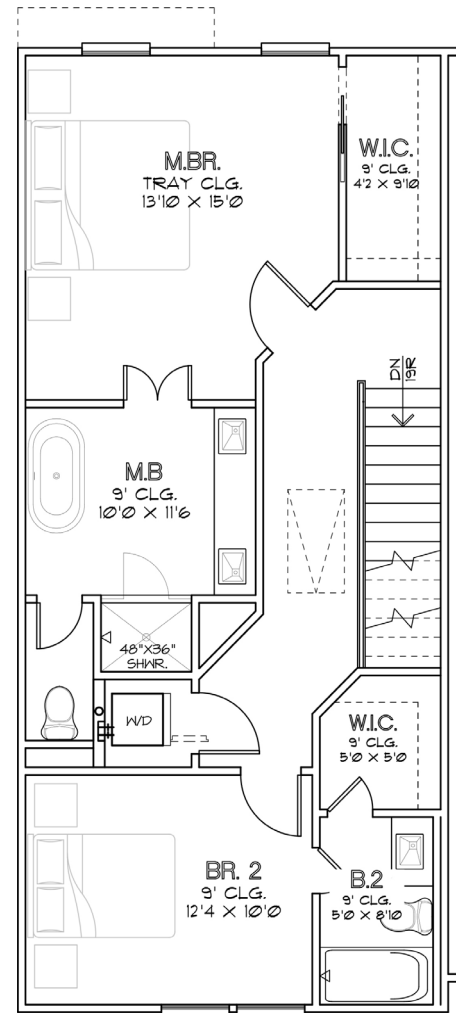
CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR



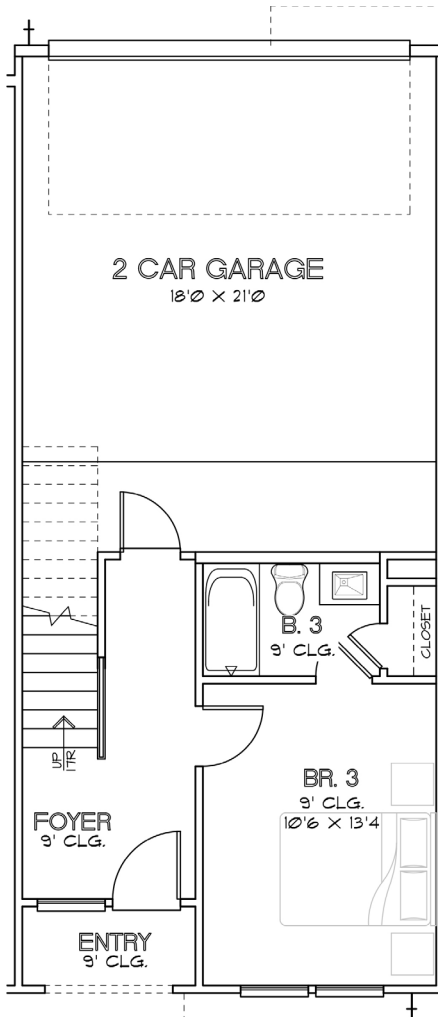
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

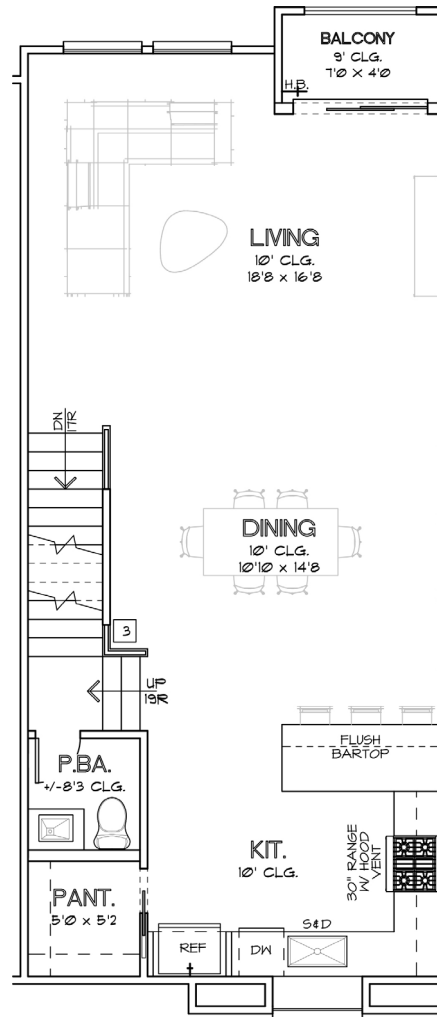


CITY HOMES
CHOICE

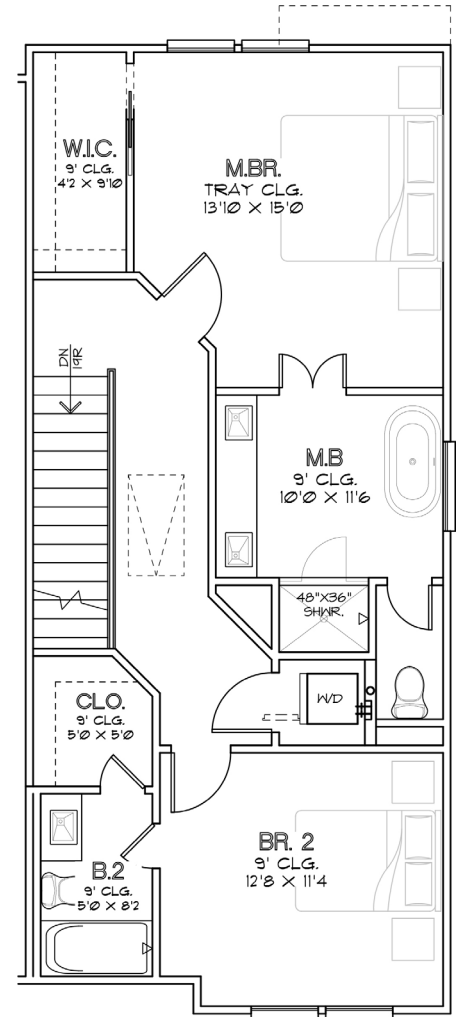
WILLOWBEND POINT PLAN 1922



FIRST FLOOR



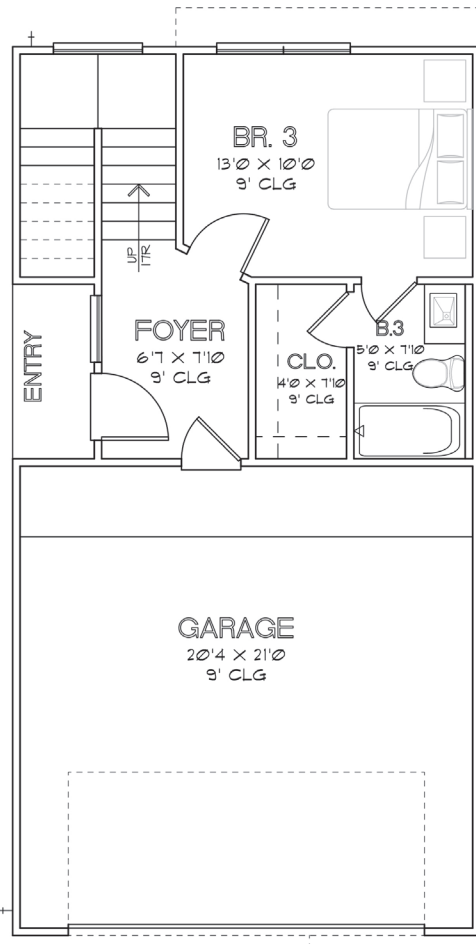
SECOND FLOOR



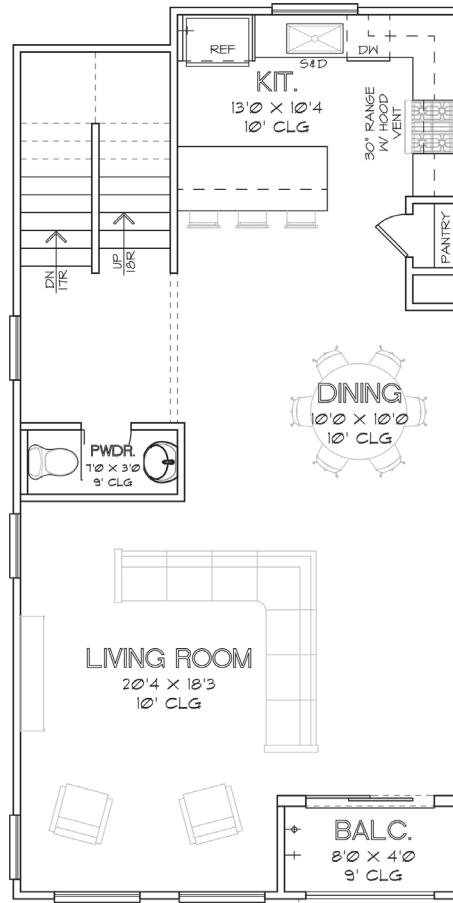
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

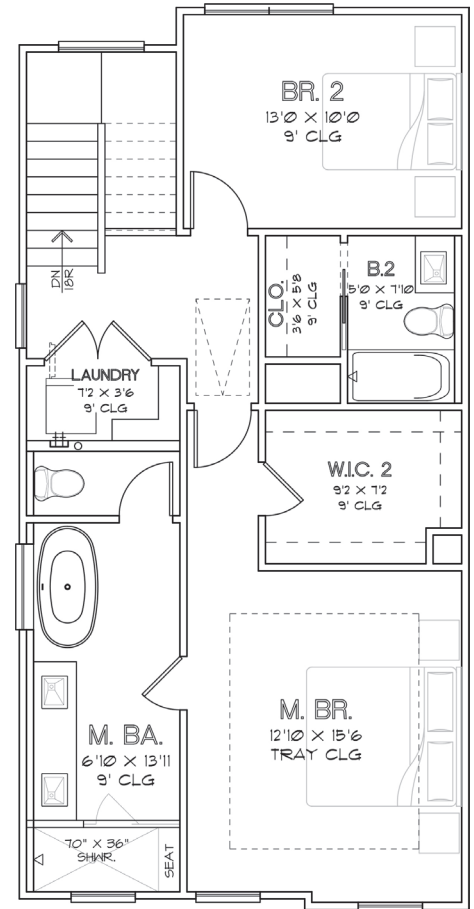




FIRST FLOOR

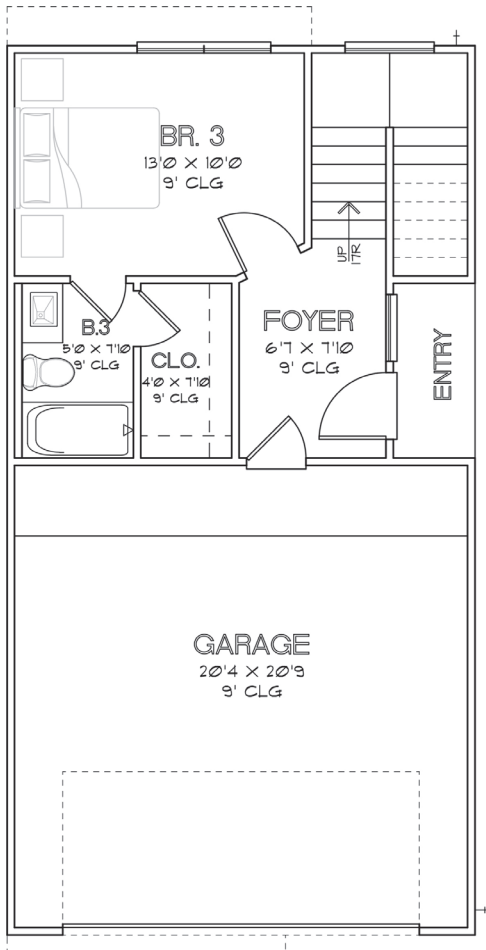


SECOND FLOOR

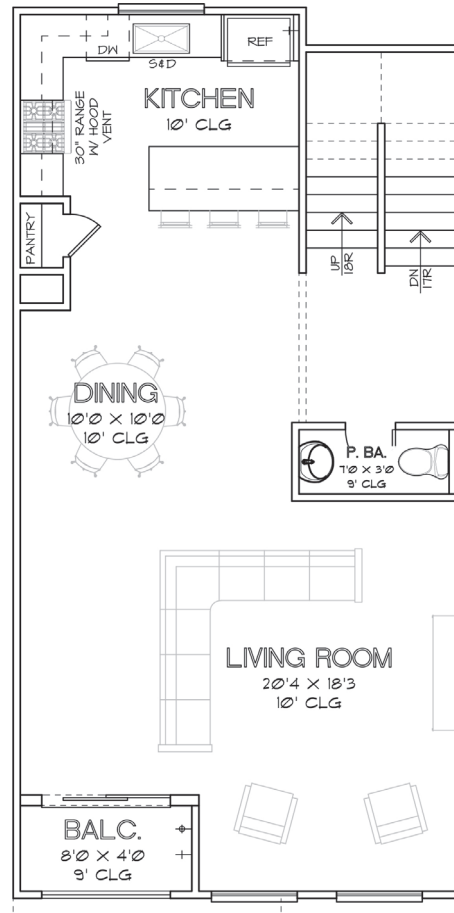


THIRD FLOOR

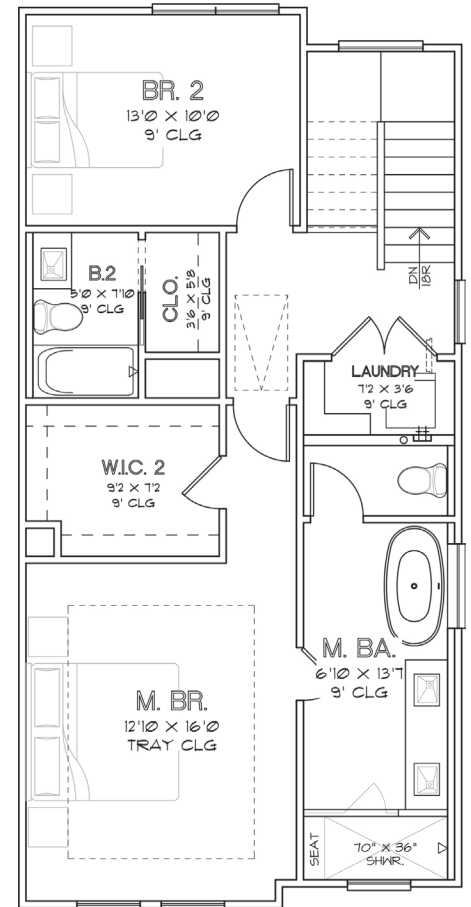
CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR

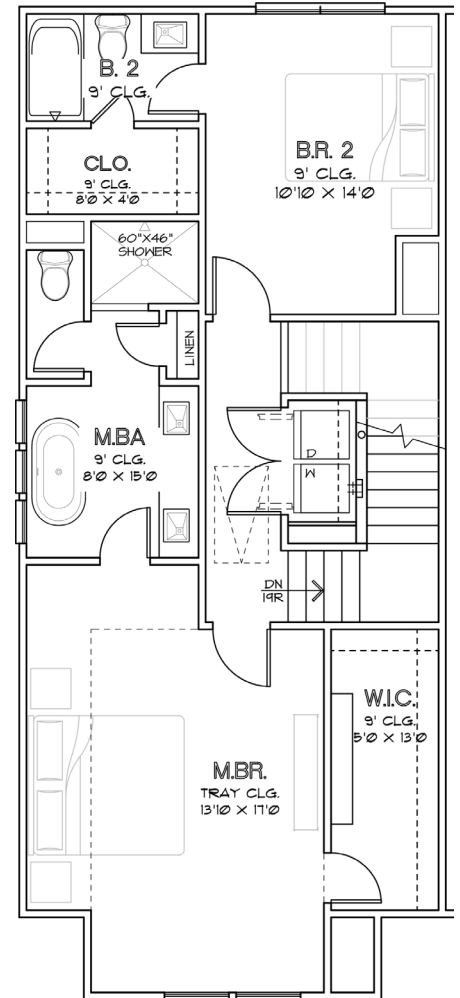
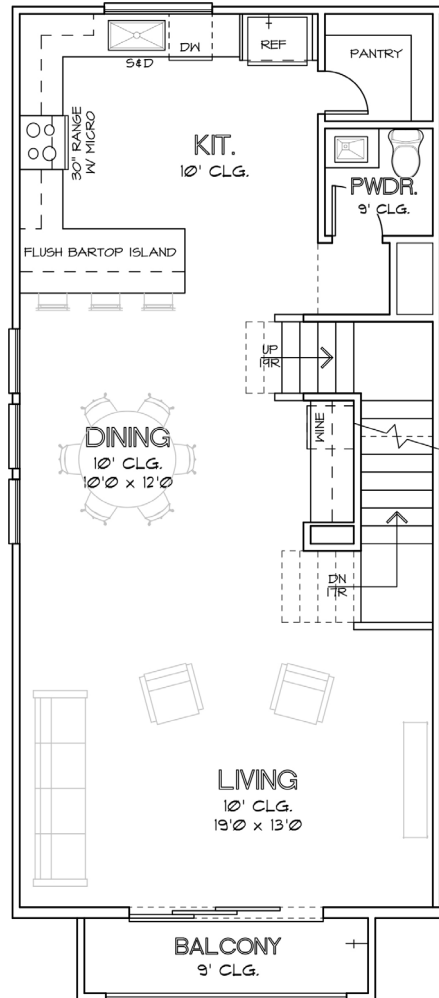
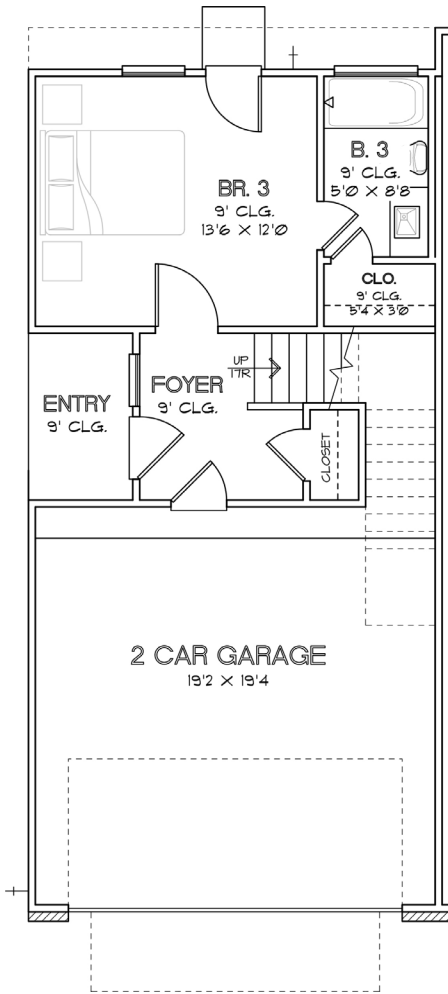


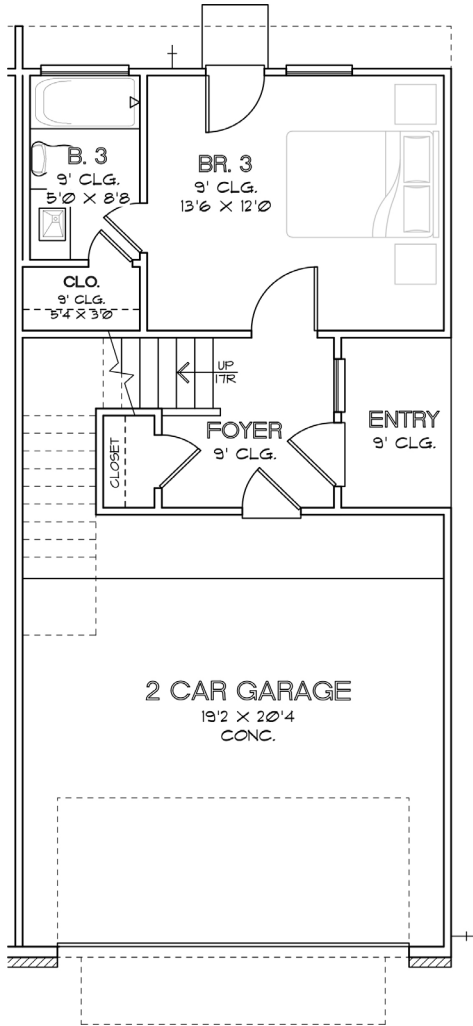
SECOND FLOOR



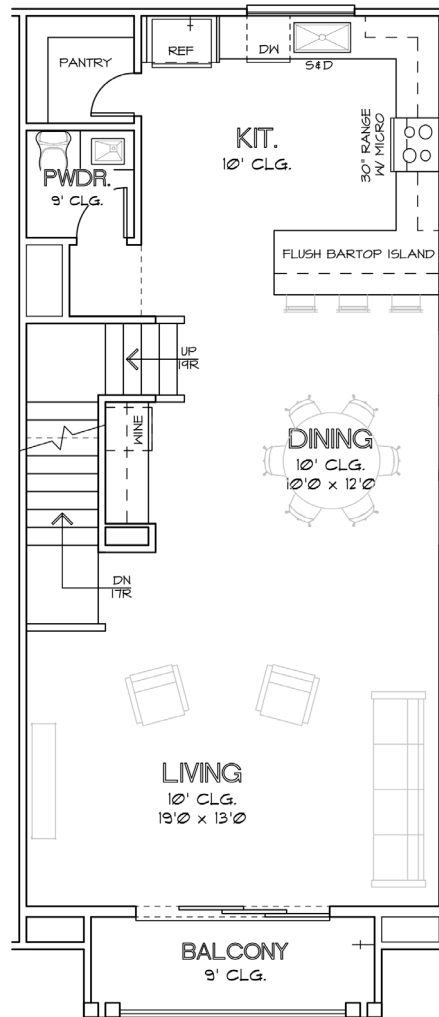
THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY

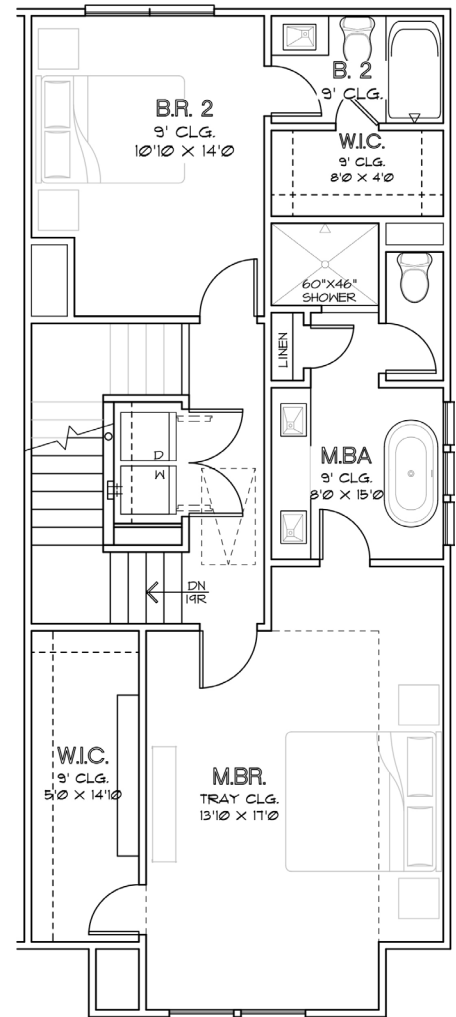




FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

CHOICE IS THE ULTIMATE LUXURY



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

CHOICE IS THE ULTIMATE LUXURY





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

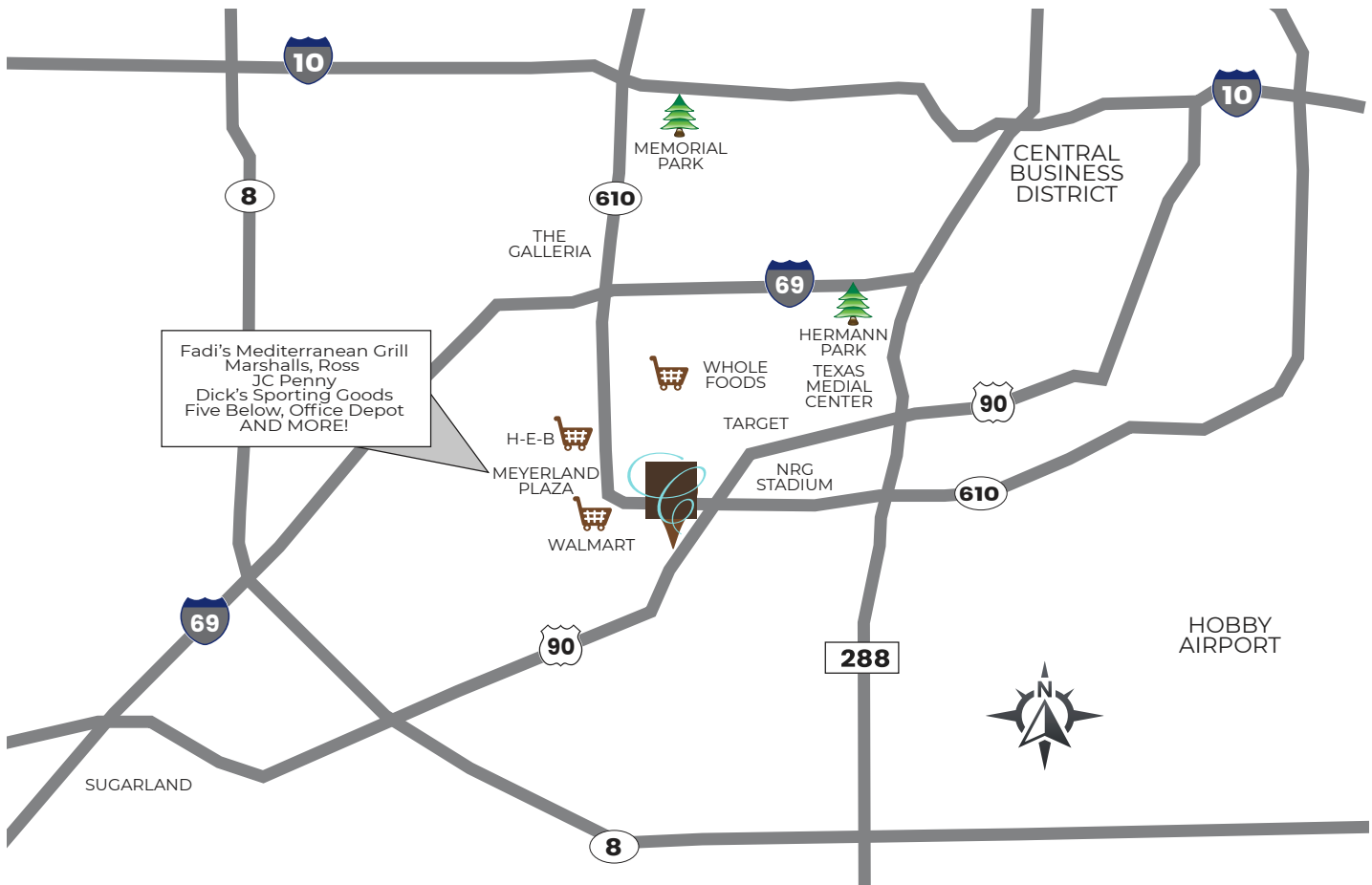
Annual Dues: \$1,350

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!



CHOICE IS THE ULTIMATE LUXURY

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





WILLOWBEND POINT SITE PLAN



Jack Wilson | 832.535.4484
jwilson@citychoicegroup.com

CHOICE IS THE ULTIMATE LUXURY



EQUAL HOUSING
OPPORTUNITY