



BALMORAL

New Homes *from the* High \$200s - \$500s

Lagoon Life!

BalmoralHouston.com

Map of the Development

Legend:

- Orange Star: First Crystal Lagoon in Texas!
- Green Star: Golf Course
- Yellow Star: Park
- Red Star: School
- Purple Star: Shopping
- Blue Star: Recreation
- Pink Star: Other

Map Labels:

- Pearl Manor, Dr
- First Crystal Lagoon in Texas!
- Victoria Reach Dr
- Highlands Cove Dr
- Greens Rd
- Balmoral Hills Dr
- Talman Run Dr
- Turnbull Manor Rd
- Balmoral Bay Dr
- Woodland Hills Dr
- Timber Forest Dr
- Future Parking
- Edge Creek Elementary

Brightland Homes · CastleRock Communities · Chesmar Homes · Colina Homes
New Home Co. · Lennar Homes · Long Lake · WB Homes

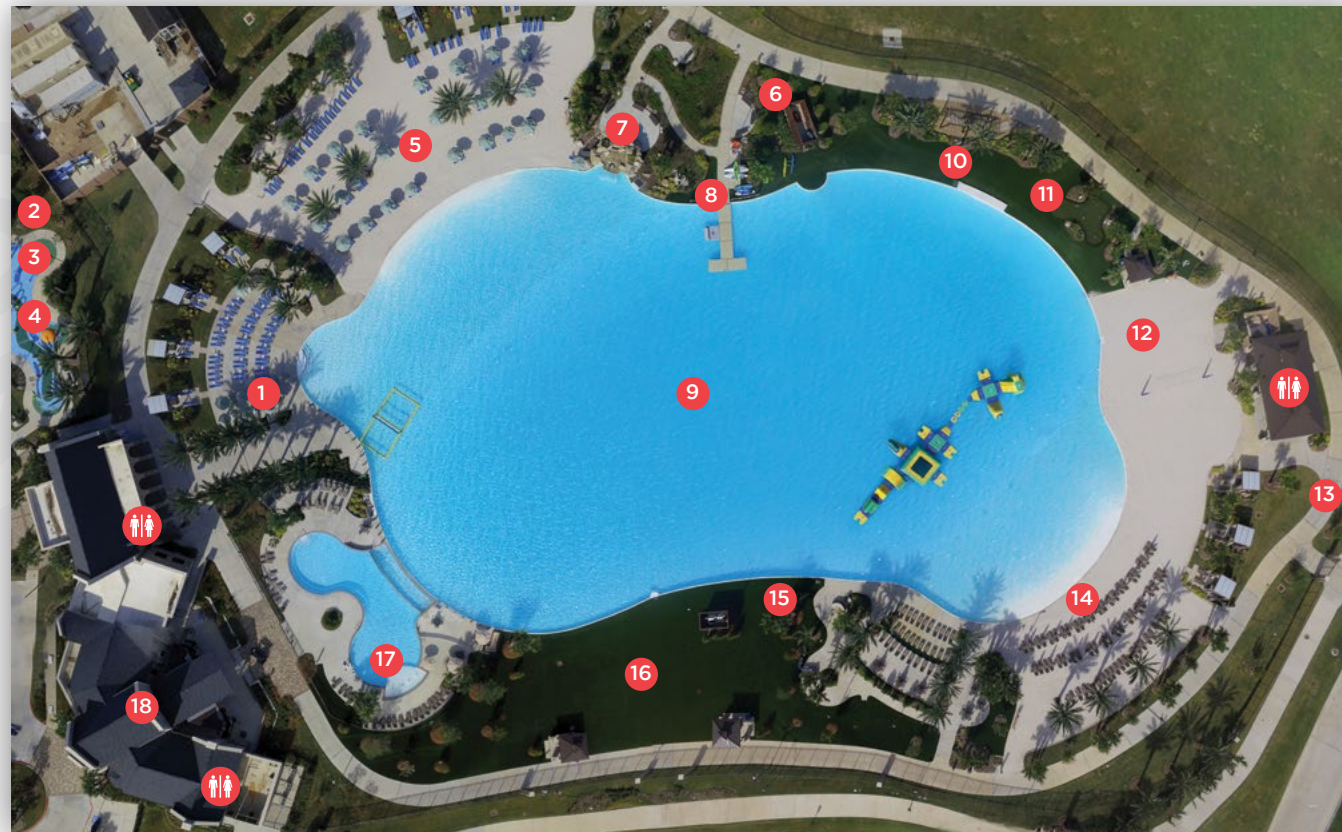
- Conceptual rendering. Subject to change without notice. 05/24

AMENITY VILLAGE & *Crystal Clear Lagoon*

With 8 acres dedicated to the Amenity Village, Balmoral residents have many opportunities to enjoy time with family and friends. The uniquely designed Amenity Village is built around a Crystal Clear Lagoon, the sensational new concept attracting interest from around the world. Notable features include a sand beach, 7,500 sq. ft. clubhouse, fitness center, sand volleyball court, splashpad, playground, walking path and a resort-style pool with infinity edge.



LAGOON - SIDE *Dining*



LEGEND

- | | | |
|-------------------------|-----------------------------|---|
| 1. Family Deck | 7. The Grotto | 13. Back Large Pavilion |
| 2. Playground | 8. Floating Dock | 14. Serenity Beach |
| 3. Front Large Pavilion | 9. Crystal Clear Lagoon | 15. Fire Pit |
| 4. Splashpad | 10. Hammock Park | 16. Celebration Lawn |
| 5. Family Beach | 11. Gilmore's Putting Green | 17. Oasis Pool |
| 6. Butterfly Garden | 12. Sand Volleyball | 18. Balmoral Castle Hall -
7,500 Sq. Ft. Clubhouse |



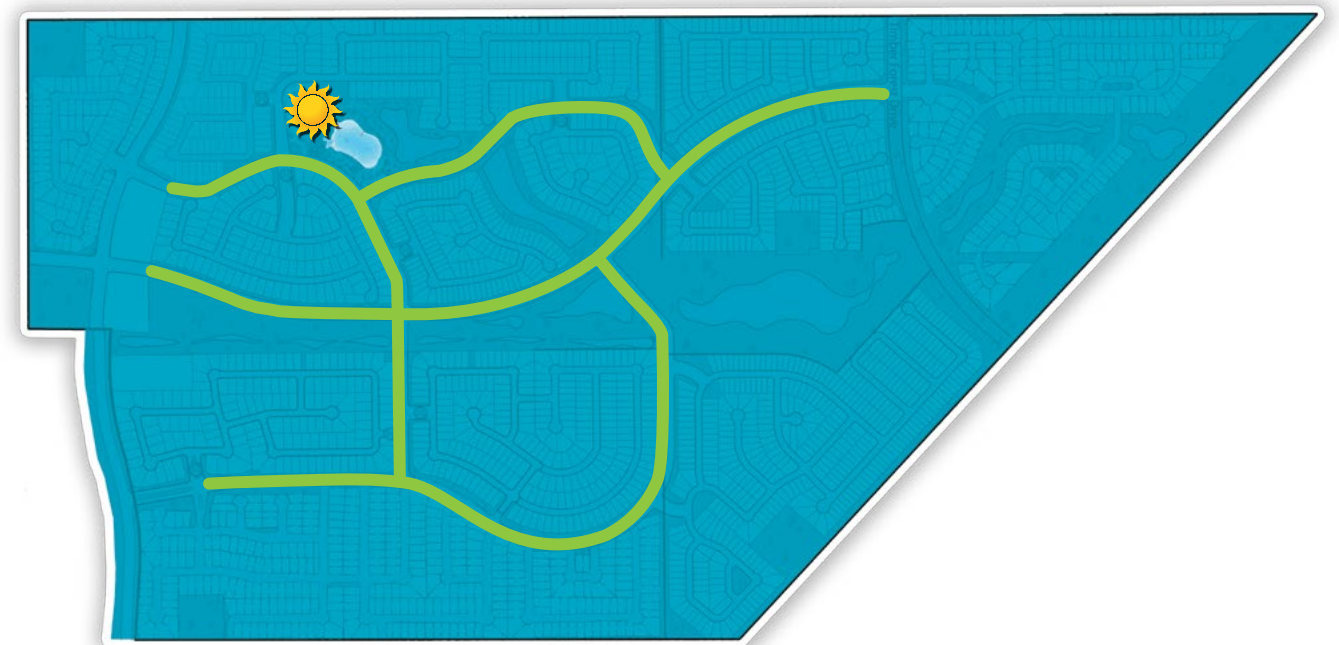
Blue Lagoon
BAR & GRILL

Relax, enjoy and experience dining out like never before at the Blue Lagoon Bar & Grill. Offering views to rival any tropical paradise, the Blue Lagoon overlooks the turquoise waters and white-sand beaches of Balmoral's Crystal Lagoons® amenity. With a menu that features treasured classics with modern nuances, the Blue Lagoon Bar & Grill is a feast for all senses.





The GreenBoLT™ winds through the community and provides a journey that's almost as exciting as the destination. Whether it's visiting neighbors, going for a run or bolting to the pool, the GreenBoLT can take you there. The trail is outfitted with safety features like 12-foot-wide divided lanes, safety markers, and carefully designed intersections. You can add to your experience with an electric-powered golf cart or Segway scooter to take you on a peaceful and scenic journey.



DEVELOPER WITH A *Vision*

STARWOOD

Since its inception in July 2007, Starwood Land has sold more than 44,000 lots in over 90 communities in 11 states, and has developed and sold more than \$2.5 billion of residential land and homesites. Partnering with Starwood Capital Group, one of the world's premier real estate investment firms, Starwood has invested more than \$1 billion in superior residential communities throughout the United States. In late 2021, Starwood Land acquired a 10-community, 16,000-homesite portfolio from one of Houston's foremost developers of master-planned communities.

Events YEAR-ROUND

Fun is on repeat in Balmoral- from the Eggstravaganza to the Float Fest in July, there is always something to do in this masterplan community- and it's all planned by a team of professional event fun-masters, with offices right in the clubhouse. They will organize everything from homeowner events to lagoon-wide programs for residents and invited guests.

Check out the other types of events you can be part of when living in Balmoral:

- Sweetheart Dance
- Spring Break or Summer
- Kick Offs
- Easter Eggstravaganza
- Float Fest
- Decades Night
- October Fun
- Turkey Trot
- Winter Wonderland



BUNDLED *Services*

Today's Technology at Your Door

Homebuyers seeking lightning fast Internet and modern-day technology will find Balmoral the smart home choice.

Balmoral is one of the first large-scale master-planned communities in Houston to take advantage of emerging residential technologies such as:

- **Fiber-to-the-community service for faster Internet and download speeds**
- **Each home has Cat 6 wiring so homeowners will be able to take advantage of future data transmission speeds as it becomes available**
- **AT&T features such as voice-activated control, an on-screen interface and the ability to stream content directly to mobile devices**
- **Enhanced smart home features via a Honeywell Tuxedo System touch pad that acts as both a home automation controller and interface**
- **Turn on lights, open door locks and turn up the thermostat using your mobile device**



Residents will benefit from bundled digital services that will make the most of your home's built-in technology year after year. Residents of Balmoral receive exclusive benefits that give each resident discounted bulk services.



Residential Alarm Marketing

Thanks to Canyon Gate Technologies, your home has been prewired with the latest electronic monitoring system. You will be able to choose upgrade options and features for additional costs.

A fee of \$180.00* will be billed annually by enTouch, with Homeowners Association Dues.

Call 281-225-1000 once you know your closing date and enTouch will do the rest.



AT&T FiberSM

EXPERIENCE FAST

WITH OVER 99% RELIABILITY.

Claim based on Internet service delivered utilizing fiber-optic technology.

AT&T Internet 1000

- **Stream on 10 devices at the same time.**
Number of devices depends on screen size/resolution.
- **Upload a 4-minute HD video in a second.**
Speed/time example is an estimate based on wired connection to Gateway.
- **No Internet data caps when bundled.**

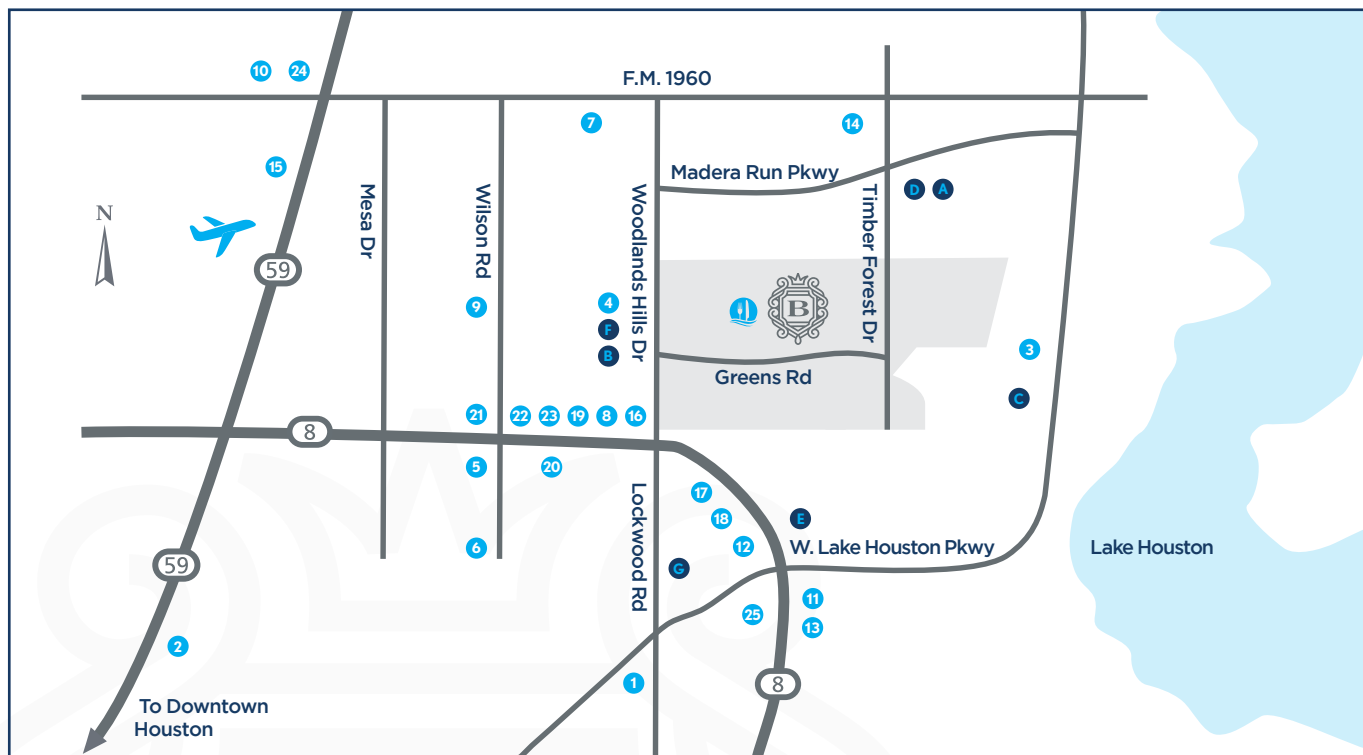
TV Experience

- **Access over 190 and over 35 HD channels with U-family TV package.**
- **Enjoy our advanced DVR with a one-terabyte hard drive.**
- **Record up to 4 shows at once on a single Total Home DVR.**

Visit att.com/residents or call 877.910.0501 to order today!

* Actual customer speeds may vary and are not guaranteed. Download speeds are typically up to 940Mbps due to overhead capacity reserved to deliver data. Actual speeds vary based on factors including site traffic, content provider server capacity, internal network management factors, device capabilities and the use of certain other AT&T services. For more information, go to att.com/speed101. Less buffering as compared to other AT&T speed tiers. ©2019 AT&T Intellectual Property. All rights reserved. AT&T, the AT&T logo and all other AT&T marks contained herein are trademarks of AT&T Intellectual Property and/or AT&T affiliated companies.

IT'S ALL ABOUT *Location*



HUMBLE ISD

- A Groves Elementary
- B Ridge Creek Elementary
- C Centennial Elementary
- D Westlake Middle School
- E Woodcreek Middle School
- F Autumn Ridge Middle School
- F Summer Creek High School

COLLEGES & UNIVERSITIES

- 1 San Jacinto College Generation Park
- 2 Houston Community College North
- 3 Lone Star College Atascocita

DAYCARE

- 4 Primrose School at Balmoral
- 5 Children's Learning Adventure

ENTERTAINMENT

- 6 Golf Club of Houston
- 7 Tour 18 Golf Course
- 8 ShowBiz Cinemas
- 9 Maxbowl
- 10 Main Event

GROCERY STORES

- 11 H-E-B
- 12 Kroger

HOME IMPROVEMENT

- 13 The Home Depot
- 14 ACE Hardware

HOSPITALS & MEDICAL

- 15 Memorial Hermann Northeast Hospital
- 16 Northeast Urgent Care

RESTAURANTS & DRINK

- 1 Blue Lagoon Bar & Grill
- 17 Chick-fil-A
- 18 Olive Garden
- 19 Texas Roadhouse
- 20 Los Cucos
- 21 Starbucks
- 22 Mi Rancho
- 23 Whataburger

SHOPPING & MORE

- 24 Deerbrook Mall
- 25 Generation Park
- George Bush Intercontinental Airport

New Homes
High \$200s - \$500s

BalmoralHouston.com



Scan to learn more
about the developer



* Map not to scale. Locations are approximate. 12/24

