



LAKE POINTE GREEN

Sugar Land, Texas

A LOVETT HOMES COMMUNITY

About Lovett Homes



For more than four decades, Lovett Homes has built communities that have become some of Houston's most desirable addresses.

- Over 40 years of real estate development and homebuilding experience
- **FIRST PLACE** winner of the Urban Land Institute Development Distinction Award
- Exceptional craftsmanship and construction
- Premier locations throughout the Greater Houston area
- Thoughtfully planned communities designed for today's lifestyle
- Luxury finishes as standard
- Strong reputation in Houston
- **Experienced Construction Leadership** - Many of our builders have been with Lovett Homes for decades. Several have more than 30 years of experience with Lovett, including one builder who has personally built over 1,300 homes for the Lovett family of companies.

The Vision

- The transformation of the iconic former Fluor campus into one of Sugar Land's newest luxury neighborhoods
- Timeless architecture
- One of Sugar Land's last major residential opportunities
- Walkable luxury community



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Location and Walkability

- Minutes to Sugar Land Town Square
- Easy access to Downtown Houston
- Close to Whole Foods, Lifetime Fitness, and shopping
- Near Houston Methodist Sugar Land Hospital
- Convenient commutes to major employers



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Why Sugar Land?

- One of Houston's highest-rated suburbs
- Outstanding schools
- Exceptional city services
- Shopping & dining
- Parks
- Medical facilities
- Easy commute to downtown Houston



Community Details

Lifestyle

- Walkable to Whole Foods, Lifetime Fitness, restaurants/retail

Community

- 52+ Acres
- Approximately 350 homes/lots
- Water views
- Walking trails
- Designed around hundreds of mature trees to preserve the character of the property

Homes

- 2 & 3 story designs
- 2,500–5,000+ square feet
- 3-car garages per plan



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School Zones

Currently anticipated to be zoned to:

- Elementary: Highlands Elementary
 - Dulles Middle School
 - Dulles High School
- (subject to change per Fort Bend ISD)



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One-of-a-Kind Neighborhood

- Stunning preserved Oak trees (approximately 300) for taking walks and gorgeous curb appeal
- **3 car garage** options for extra parking
- Back alleyways allow for extra guest parking/private driveways per plan
- Strategically planned for curved streets with clean front streetscapes and hidden trash bins in the alleyways



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Phase 1



- 97 Homes
- Initial Release
- Premium Homesites
- Limited Availability

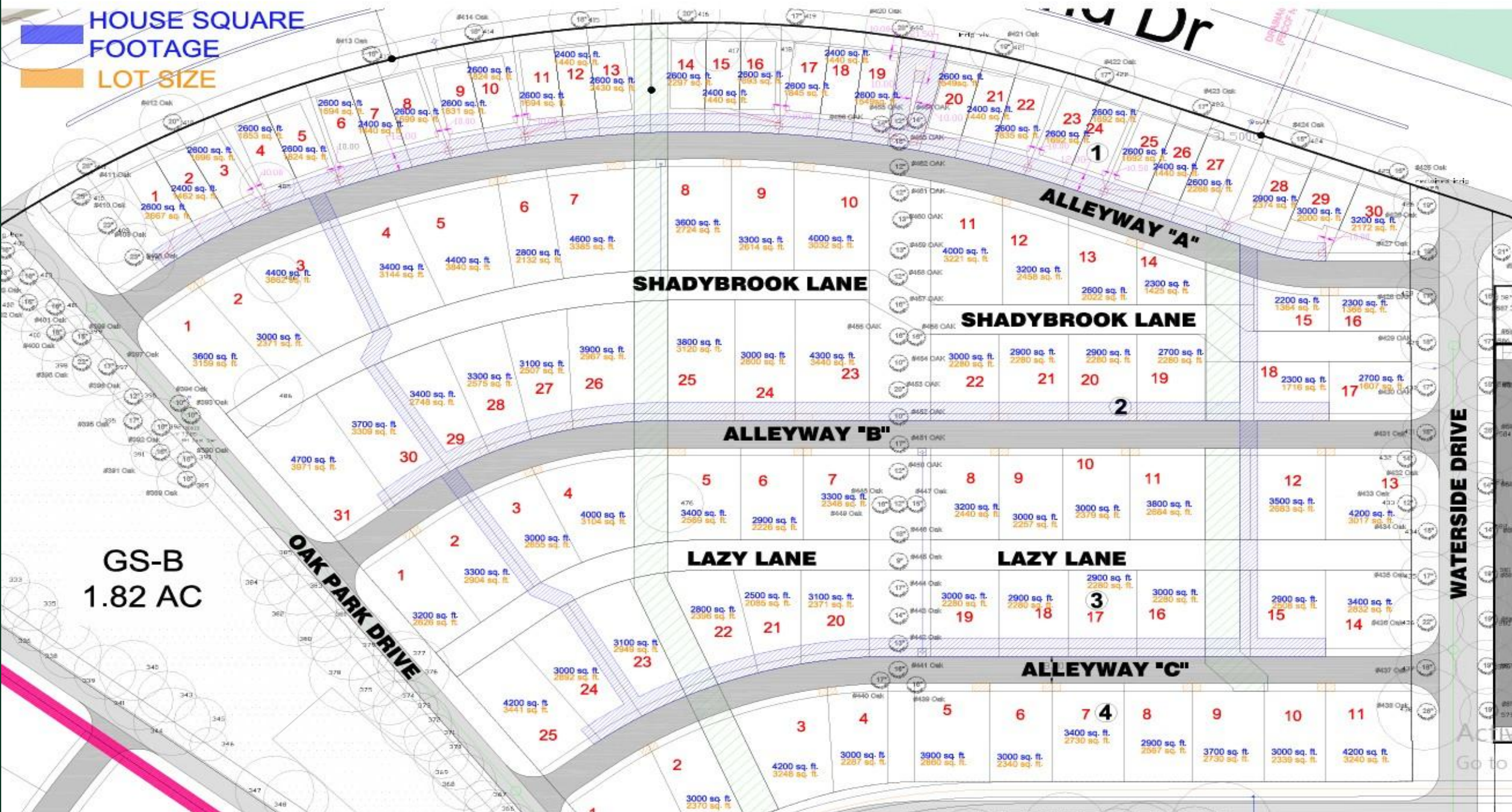


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HOUSE SQUARE
FOOTAGE

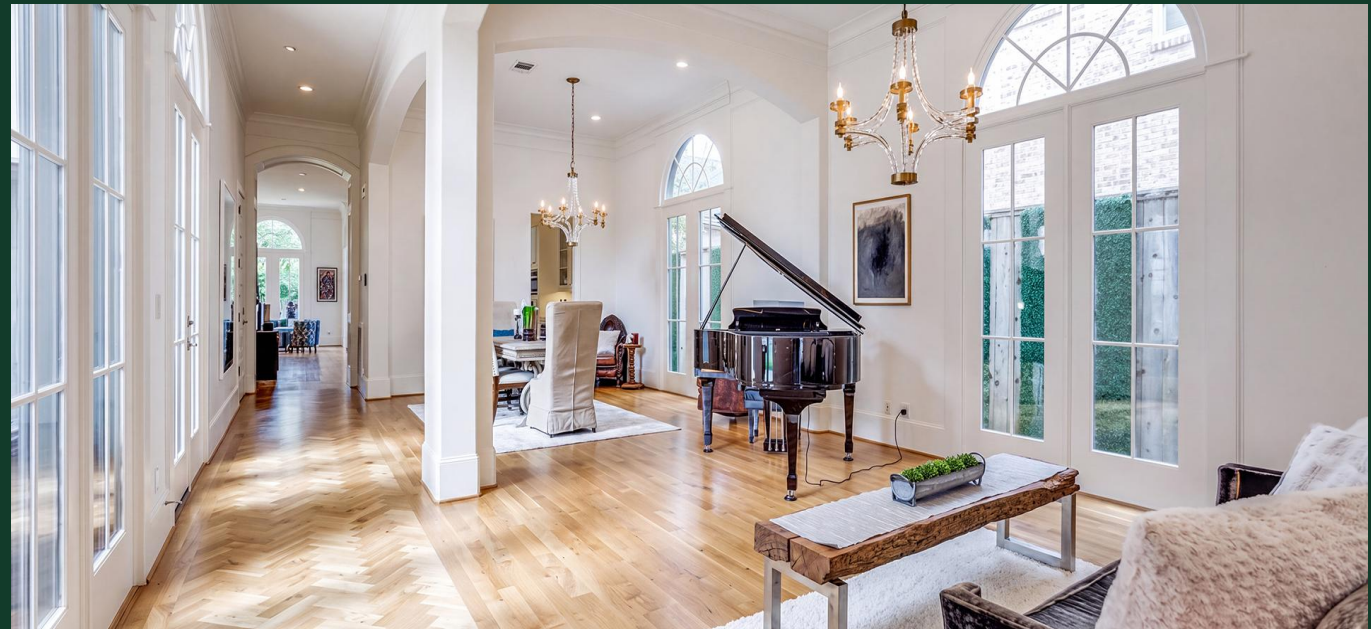
LOT SIZE

GS-B
1.82 AC



Timeless Design Built to Last

- Premium slate, metal, or composition roof (per plan)
- Brick and siding exteriors designed for timeless curb appeal
 - Brick can be painted or slurried
- Extra windows bring in more natural light
- Custom front entry door – the home's first impression
- French doors that open the living space to the outdoors
- Landscaping and irrigation composed as a single, continuous plan
- Oversized 10-foot tall tri-fold glass doors that can be up to 16-feet wide



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Comfort and Efficiency

- High-efficiency HVAC
- Smart thermostat
- Tankless water heater
- Energy-efficient insulation package
- Tight building envelope
- Low-maintenance exterior

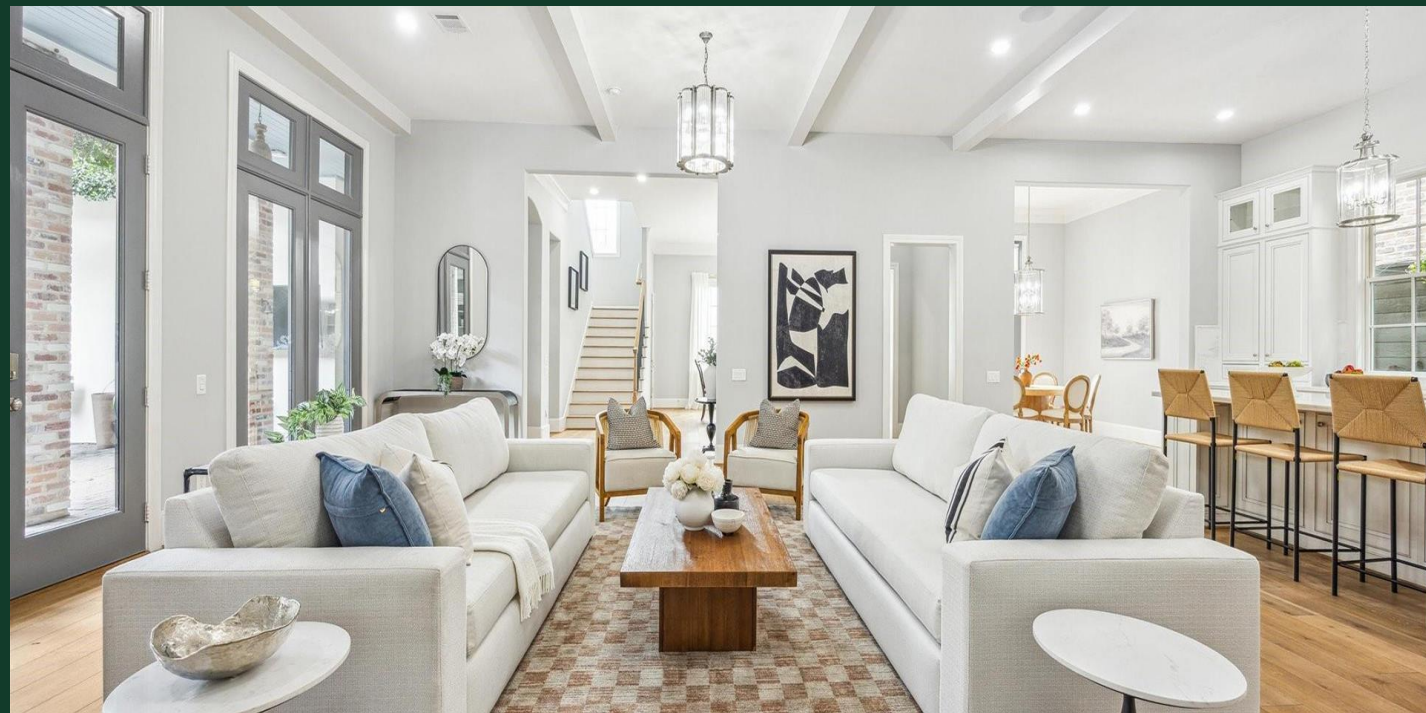
Built for lower maintenance and greater comfort year-round.



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The Heart of the Home

- High-end stainless steel appliances (brand TBD)
- Large center island
- Custom soft-close cabinetry
- Quartz, marble, or quartzite countertops
- Under-cabinet lighting



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Owner's Retreat: Your Private Sanctuary

- Spacious owner's suite
- Spa-inspired bathroom
- Freestanding soaking tub
- Oversized shower
- Marble and premium porcelain tile options
- Custom walk-in closet with built-in organization
- Dual vanities



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Interior Living – Spacious Luxury

- Soaring 12-foot ceilings on main level
- Open-concept living with elevated ceiling detail and custom trim throughout
- 8-foot solid-core interior doors
- White Oak European wide plank wood flooring
- 10-foot tall glass sliding doors that can be up to 16-feet wide (per plan)



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Outdoor Living: Extend Your Living Space

- Large balconies and rooftop terraces per plan
- Plumbing for gas and water lines
- Spaces for entertaining



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Lot 29:

3506 sq. ft.

4 beds 1 game 4.5 baths 2 car
garage

SQUARE FOOTAGE SUBJECT TO CHANGE BASED ON LOT SIZE, LOCATION AND ELEVATION. HOMES WILL VARY REGARDING DIMENSIONS, ORIENTATION AND SQUARE FOOTAGE. INFORMATION IS NOT GUARANTEED OR BINDING. BUYER TO VERIFY ALL INFORMATION. NO GUARANTEE IS MADE THAT FEATURES, AMENITIES, LAYOUTS, VIEWS, MATERIALS, AND FACILITIES DEPICTED BY PHOTOS, RENDERINGS AND/OR SKETCHES OR OTHERWISE DESCRIBED HEREIN WILL BE PROVIDED. OR, IF PROVIDED WILL BE THE SAME TYPE, SIZE OR NATURE AS DEPICTED, AND YOU SHALL NOT RELY ON INFORMATION CONTAINED HEREIN. RENDERINGS, PHOTOS, AND SKETCHES, MAY BE INACCURATE. THE DEVELOPER MAY MAKE MODIFICATIONS AND CHANGES TO THE PROJECT AND INFORMATION PROVIDED HEREIN WITHOUT NOTICE. BUYER TO VERIFY ALL INFORMATION.



First Floor



Second Floor



Finished Floor



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First Floor



Second Floor



Finished Floor

Lot 24:
3007 sq. ft.
4 beds 4.5 baths 3 car garage



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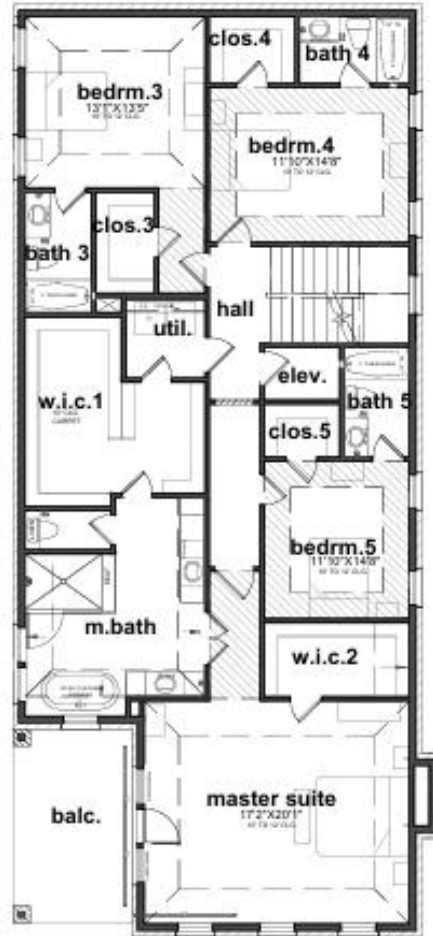
Lot 30:

3677 sq. ft.

5 beds 1 game 6.5 baths 3 car garage



First Floor



Second Floor



Finished Floor





First Floor



Second Floor



Finished Floor

Lot 19:
2741 sq. ft.
3 beds 1 game 3.5 baths 2 car garage



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First Floor



Second Floor



Finished Floor

Lot 22:
2904 sq. ft.
4 beds 3.5 baths
2 car garage



Front Elevation



Left Elevation

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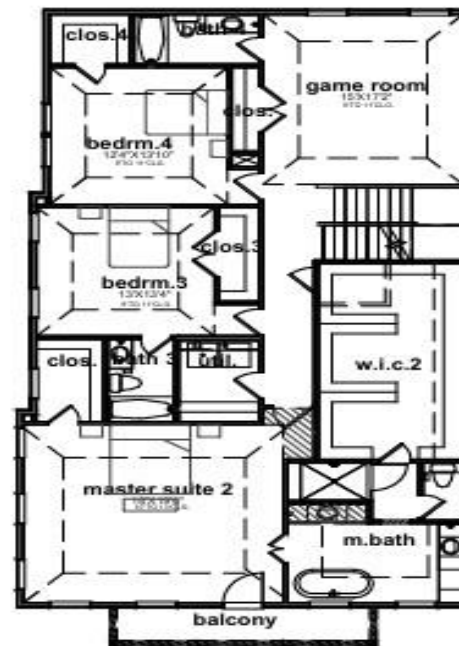


Lot 23:
4351 sq. ft.
6 beds 6.5 baths
2 car garage

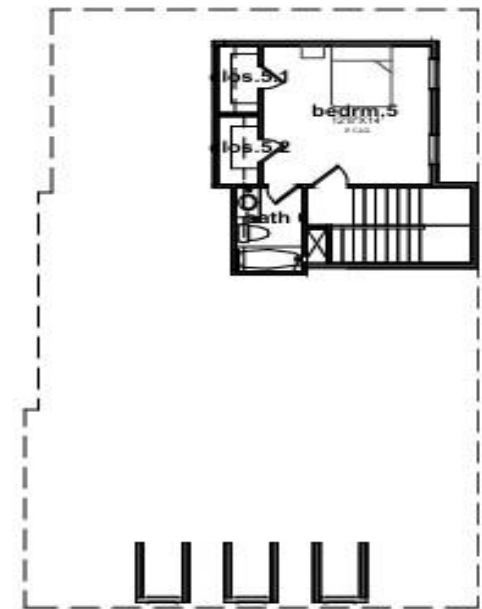




First Floor



Second Floor



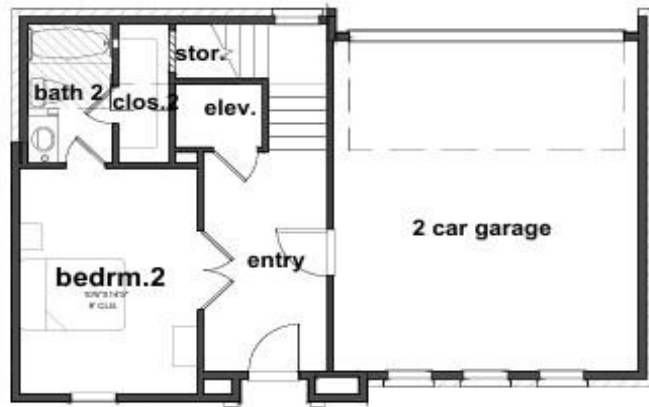
Finished Floor

Lot 26:
 3902 sq. ft.
 5 beds 1 game
 5.5 baths
 2 car garage

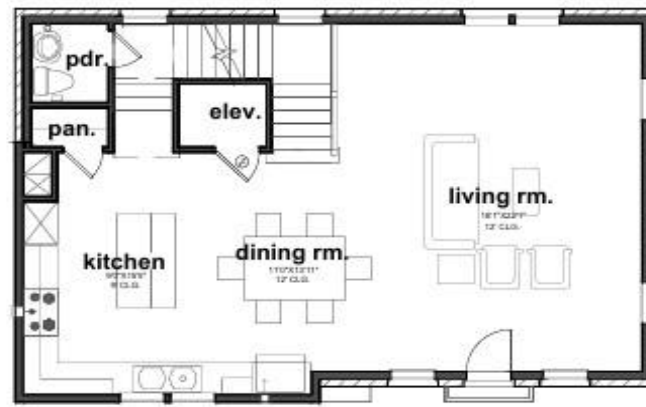


Left Elevation

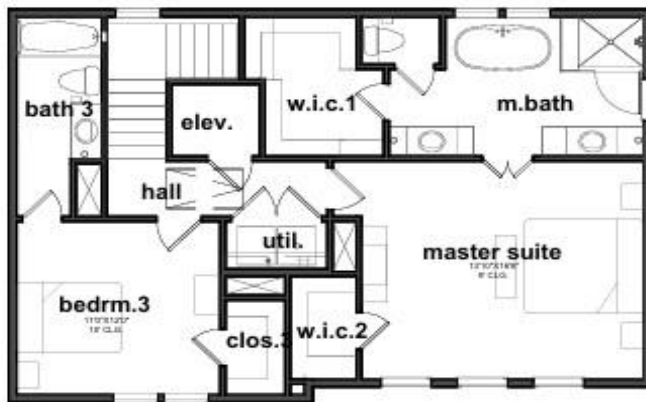
Front Elevation



First Floor



Second Floor



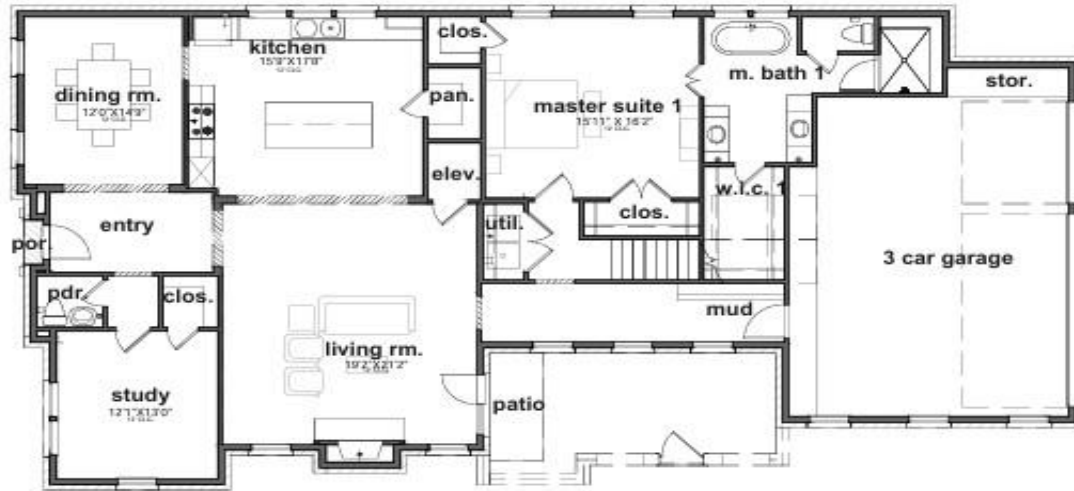
Third Floor

Lot 18:
 2283 sq. ft.
 3 beds 3.5 baths 2 car garage



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First Floor



Second Floor



Front Elevation



Right Elevation

Lot 25:
 3965 sq. ft.
 5 beds 1 game 5.5 baths 3 car
 garage



First Floor



Second Floor



Finished Floor



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Why Buy at Lake Pointe Green?

More Than a Home

-  Walkable Waterfront Community
-  Hundreds of Mature Trees
-  Timeless Architecture
-  Minutes from Town Square
-  Luxury Homes by Lovett
-  One of Sugar Land's Last Major Residential Opportunities



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Equal Housing Opportunity.

