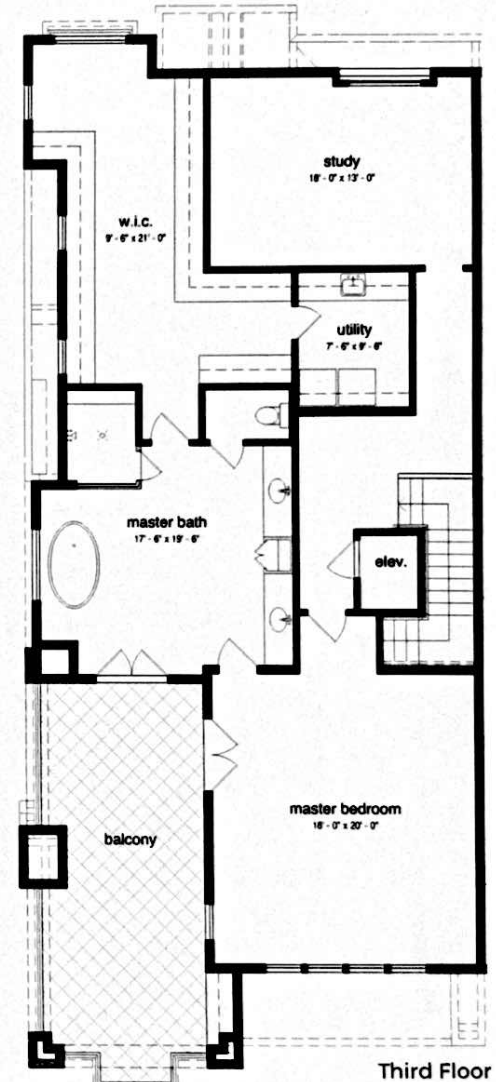
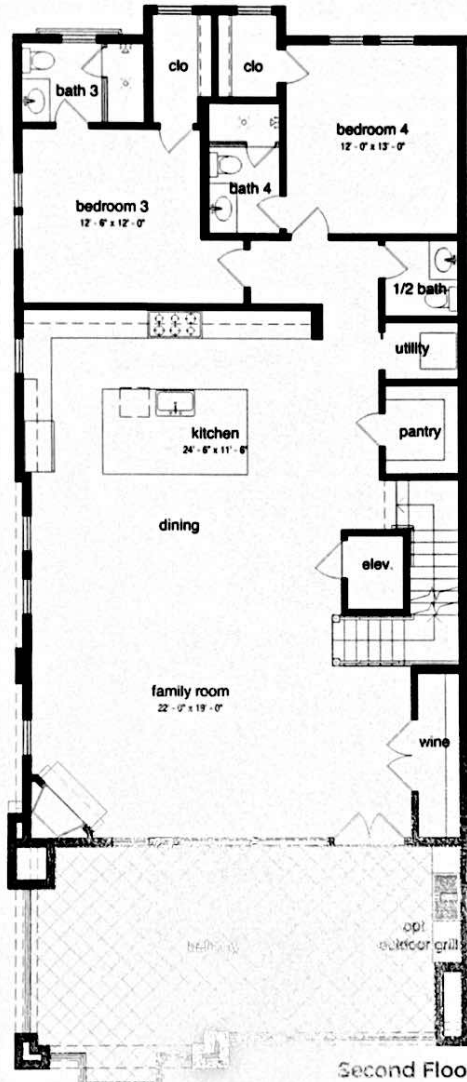
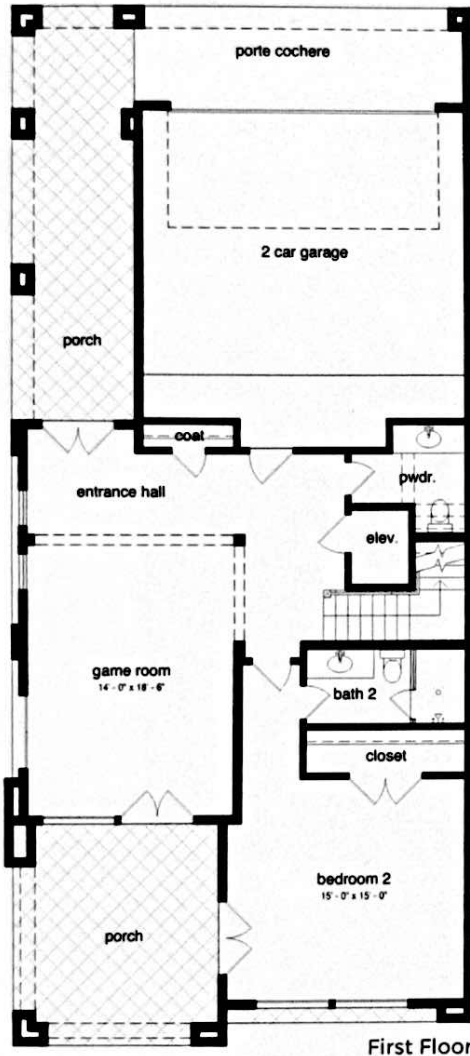




FLOOR PLANS LAKESIDE COVE | Sebastian

4254 Square Feet





AVAILABLE PLANS LAKESIDE COVE | Sebastian

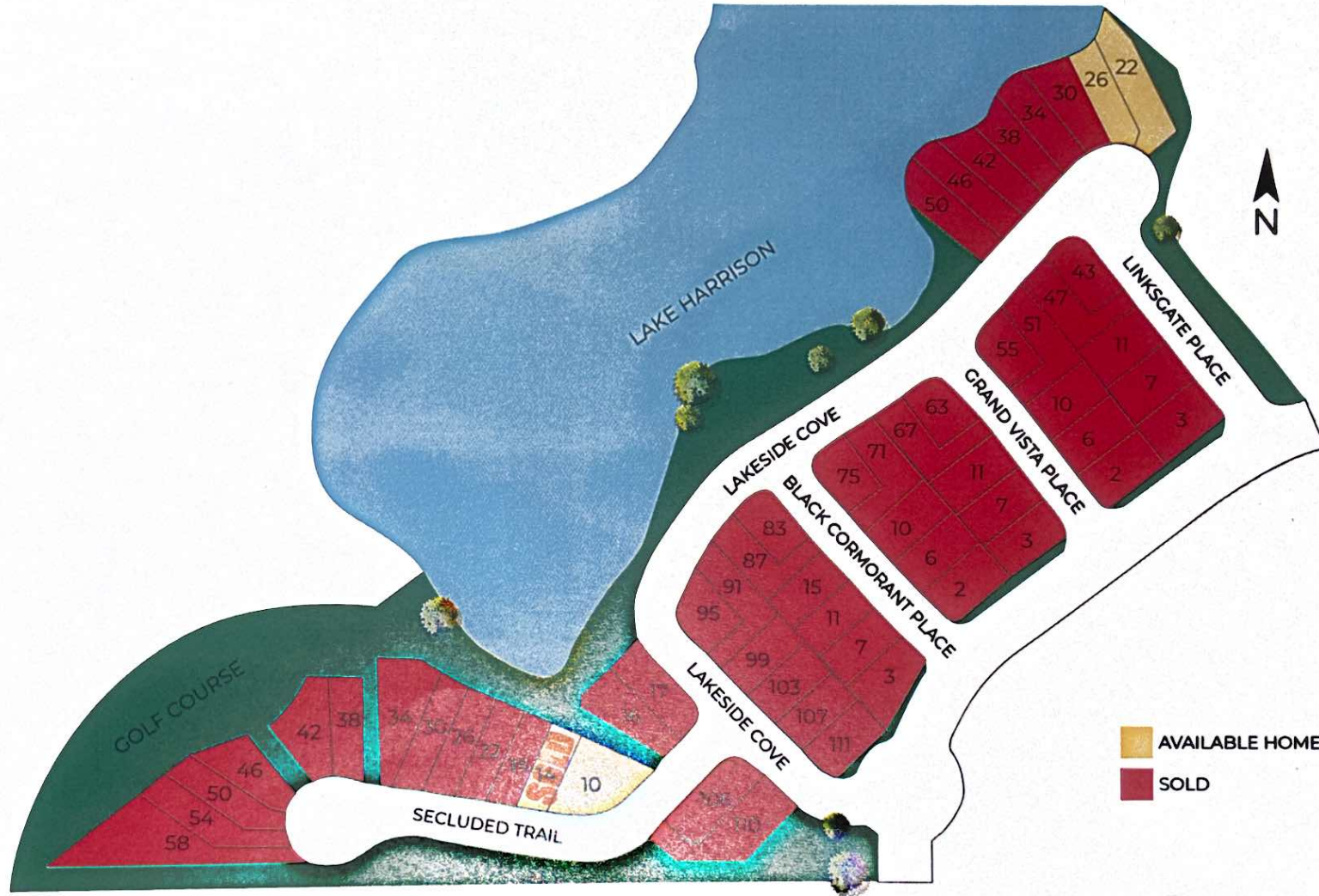


Prices, plans, specifications, square footage and availability subject to change without notice prior to obligation.
Square footage is approximate and may vary upon elevations and/or options. The information given here is deemed to be correct, but not guaranteed.



AVAILABLE HOMESITES

LAKESIDE COVE, A GRACEPOINT COMMUNITY



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COMMUNITY INFORMATION

LAKESIDE COVE, A GRACEPOINT COMMUNITY



Lakeside Cove, a luxury, gated community located in the heart of The Woodlands, features an enclave of Mediterranean styled villas, architecturally inspired by the city of Granada, Spain and dwellings found along the country's eastern coast. Two and three-story attached and detached Villa home designs overlooking Lake Harrison and The Oaks Golf Course are ideally suited for empty nesters, business professionals and families who love to entertain and enjoy being outdoors. Just minutes from The Woodlands Town Center with easy access to major thoroughfares leading into Downtown Houston, the community's turnkey services provide residents a unique lifestyle within the oldest village of The Woodlands—Grogan's Mill.

Police

Non-Emergency

Montgomery County Sheriff's Office (24 hrs.)	936-442-7797
Montgomery County Sheriff's Office (bus. hrs.)	281-297-6500
Harris County Constable's Office, Precinct 4	281-376-3472
Sheriff's Department	936-760-5800

Fire

Non-Emergency

The Woodlands Fire Department	281-367-3444
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Taxes

Appraisal District	936-756-3354
M.U.D. #6	0.075
Montgomery Tax Rate	0.6556
CISD School District	1.28
Woodlands Township Tax	0.23
Tax Rate	2.0106

Total before exemptions **\$2.24**

These tax rates are estimates and need to independently verified

Schools

Conroe ISD – Woodlands Schools	
Hailey Elementary	832-663-4100
Wilkerson Intermediate	832-592-8900
Knox Jr. High	832-592-8400
The Woodlands College Park High	832-592-3000
Bus Barn	281-357-3193

Library

Montgomery County Library (South)	936-442-7727
Montgomery County Library (Mitchell)	936-442-7728

Hospitals

Memorial Hermann Hospital	713-897-2300
St. Luke's The Woodlands Hospital	936-266-2000
Texas Children's Hospital The Woodlands	936-267-5000

Utilities

Water/Sewer: The Woodlands MUD	281-367-1271
Gas: Centerpoint	800-752-8036
Electric: Entergy	800-368-3749
Telephone/Cable/Internet:	
AT&T	800-288-2020
Comcast	800-934-6489
Trash Collection/Recycling:	
Waste Management	281-364-9390

Homeowner's Association

The Woodlands Township	281-210-3800
KRJ Management	713-600-4000
The Woodlands Association	\$.32/100 Evaluation
Lakeside Cove Comm. Assoc.	\$3,950/annual
One Time Cap Fee At Closing	\$3,950

Post Office

Pinecroft	281-419-7948
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Parks and Recreation Centers

The Woodlands Country Club	281-863-1400
The Woodlands REC Center	281-210-3950

Gracepoint Homes

Houston Division	281-681-0400
Warranty Service	GracepointHomes.com



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Service Companies/Other suggested by Lakeside Residents @ 1/28/25 3 pages

Will be updated periodically as required. To add recommendations, please email Lesley directly. Please don't attach vCard files - can't access content. LCcounselingservicespllc@gmail.com

Service Type

Neighbor/s reporting positive experience in case you have questions

Air Conditioning

ACU Air - Pedro Portillo/Adrian Garcia
936 273 2218 (Based in Conroe)

Premium Air Services 713 364 9957

See also plumbing - Bradbury Bros

Carl's Quality Heating & Cooling 936-264-1133 Dave Lackey

Tim Schiller - Schiller Air 832 326-2006

Andy/Lesley Child - "they know their business and do not overcharge for unnecessary fixes and parts."

Liane Tsai

Randy Wheeler "reliable, efficient, won't charge for unnecessary items"

Carpentry

Creg Horn 970-825-2869

Debbie Horn "can repair anything"

Doors

Seybro Doors 979-725-8551

405 S. Eagle St. Weimar, Tx 78962

<https://www.seybrodoor.com/>

Garage Door Doctor 281 855 9300

Wishes to remain anonymous

Liane Tsai

Electrician

Bales Electric 281 367-4193

Stovall Electrical Services - Doug is owner
713 805 3710

Dave Lackey "... great work and very reasonably priced."

Liane Tsai

Garage Flooring

Epoxy Garage Flooring 281 967 0780

Liane Tsai

General Handywork

Damon Lindsey (no electric work) 706-639-7891

Blas 817 404 9824

Martin Dale "Great attitude and reasonable rates... does not pick up voice mail... text him and he will get back to you."

Molina Albright "good guy he has done tons of great work for me and reasonably priced"

Interior Design

Unique Interiors Linda Morgan/Hannah Roberts
281-203-5168 design@lindamorgans.com

Kathy Richards "Linda is a talented designer and a lovely person. Hannah is also fantastic"

Interior House Painting

Abel Dominguez 713 249 5755

Dave Lackey

Landscaping and/or Irrigation

Luis de La Rosa - Evergreen 832 528 3601

Nelson Parada - 832 560 5960

Gallagher Irrigation 346 438 3101

CAPS Sprinkler Systems 281-251-3859

Conserva Irrigation; 832-281-5005

Sprinkler System Solutions; 281-638-9486

Northside Greenscape

Nelson Andrade 832 560 5960

Andradeteam16@gmail.com

Heather Wasaff

Dave Lackey

Shelley Sekula-Gibbs "these (3) have done some work in Lakeside Cv"

Kathy Richards "I have been pleased with his response and help planting flowers, amending soil, and hardscaping with rocks. Have not used him for holiday lighting"

Bradbury Brothers (Air con too)
281 651-5484

<https://bradburybrothers.com/>

By the Book Plumbing
Owner James 281 907 2092

D&N Economy Plumbing 281 367 3648
P.O. Box 2422
Conroe TX 77305

Ed Harney

Liane Tsai "conscientious, reasonable"

Shelley Sekula-Gibbs "Fair prices, quick responses, owner often answers the phone. They don't work on weekends or holidays but do work late."

Pools

Elija's Pool Service 832 797 9986

Liane Tsai

Shades/Blinds

Philip Mladenka Home (832) 797-8352
Mobile (832) 797-0867
myinstaller2014@gmail.com

Shelley Sekula-Gibbs "Excellent interior & exterior shade and blind installer... His wife Lisa usually schedules his visits. May have to call and text more than once as he and Lisa are pretty busy."

Windows

Michael Fatheree (Agent of Anderson Windows) 832-922-1723
22127 Badger Hollow Drive
Magnolia TX 77355-3454

Andy Child - "Mike knows Lakeside and the history of problems with the windows. He is a reliable service provider and communicates well."

Wildlife – found/injured

<https://ftwl.org/i-found-an-animal-what-should-i-do/> Provides guidance. Lists authorized wildlife rehabilitators
281 259 0039

Professional and/or Personal Services

Estate Planning

Deonee Easton, Deford Law Firm 281 466 2305

Kathy Richards "Called DNA. She is a very talented estate attorney and a kind, genuine person. Great to work with."