

URBANIKA

EXCLUSIVE LISTING · APRIL 2026

LISTING OPPORTUNITY

Shady Hills Estate

A 5,587 SF Modern European Country residence on 1.87 acres backing a protected reserve

TOTAL A/C

5,587 SF

BEDROOMS

5

BATHROOMS

6.5

DELIVERY

SUMMER 2027

Executive summary

Shady Hills Estate

A new-build Modern European Country residence on a private 1.87-acre lot in Benders Landing — backing directly onto thousands of acres of protected reserve, with no rear neighbors and elevated views over the tree canopy. The home delivers 5,587 square feet of conditioned space across two intentional levels: 4 bedrooms and a media room on the main floor, plus an upper-level guest suite and a bonus room / office / studio integrated with the garage volume.

Construction begins in 2026 with delivery scheduled for Summer 2027. Reserving early offers the rare opportunity to influence interior selections, fixtures, and finish levels — all guided by a design language already proven across the developer's portfolio (referenced throughout this brochure).



BUILDER PORTFOLIO · REPRESENTATIVE FAÇADE

TOTAL A/C

5,587 SF

LOT SIZE

1.87 ac

BEDROOMS

5

BATHS

6.5

DELIVERY

Summer 2027 · Pre-construction

The full picture at a glance

5,587 SF

TOTAL CONDITIONED AREA

Main 4,908 SF + Upper 679 SF

1.87 ac

LOT SIZE

81,514 SF · backs to reserve

5 / 6.5

BEDROOMS / BATHROOMS

4 down + 1 up · media room

2027

DELIVERY

Pre-construction · Summer '27

PROPERTY HIGHLIGHTS

Backs to thousands of acres of protected reserve · no rear neighbors
Modern European Country architecture · stone & gable façade
Vaulted great-room · chef's kitchen · scullery & wine bar
Dedicated media / entertainment room
Bonus room / office / studio integrated with garage volume
Pool, covered outdoor living, motor-court · spectacular views

CONSTRUCTION TIMELINE

<i>Reservation</i>	Contract executed · selections begin
<i>Q3 2026</i>	Site work, foundation, framing
<i>Q4 2026 – Q1 '27</i>	Roof, dry-in, mechanical rough-in
<i>Q2 2027</i>	Interior finish-out & landscape
<i>Summer 2027</i>	Substantial completion · delivery

Two levels of intentional design

02

Upper Level

679 SF

Guest suite + bath · private balcony

01

Main Level

4,908 SF

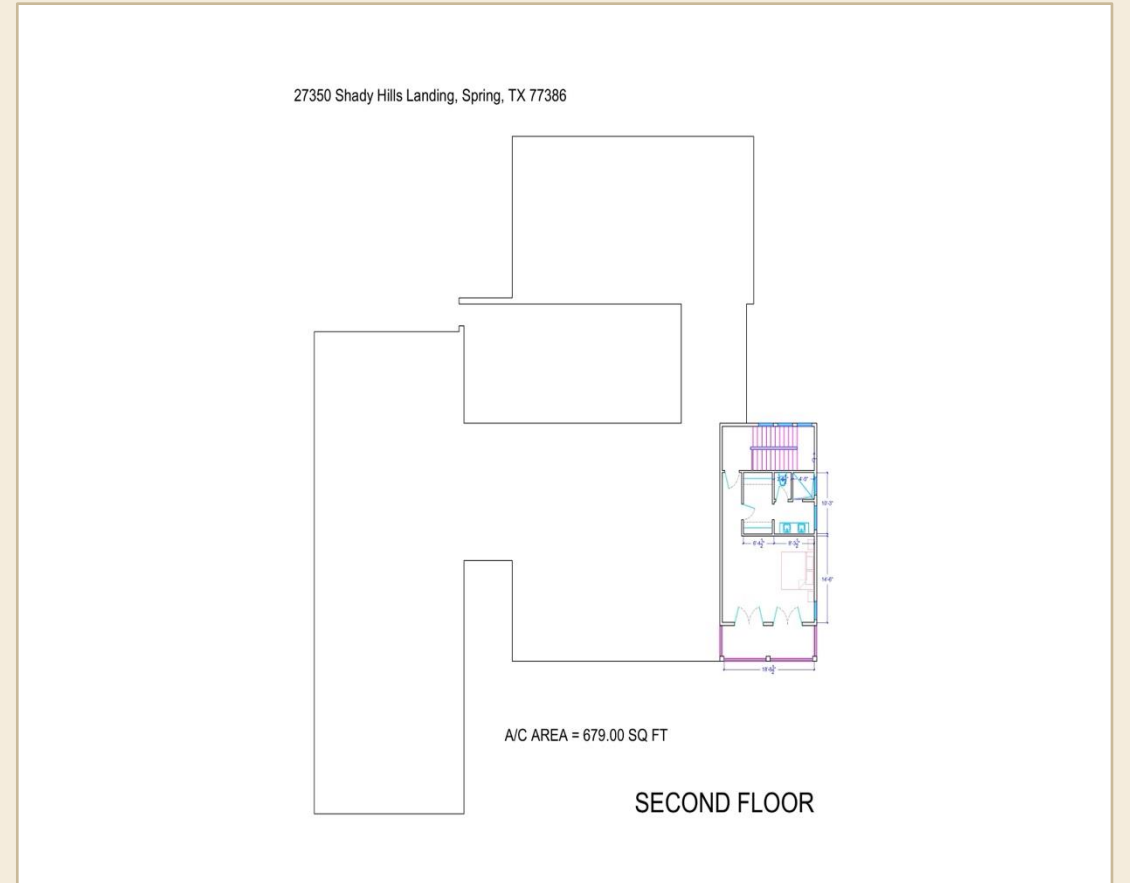
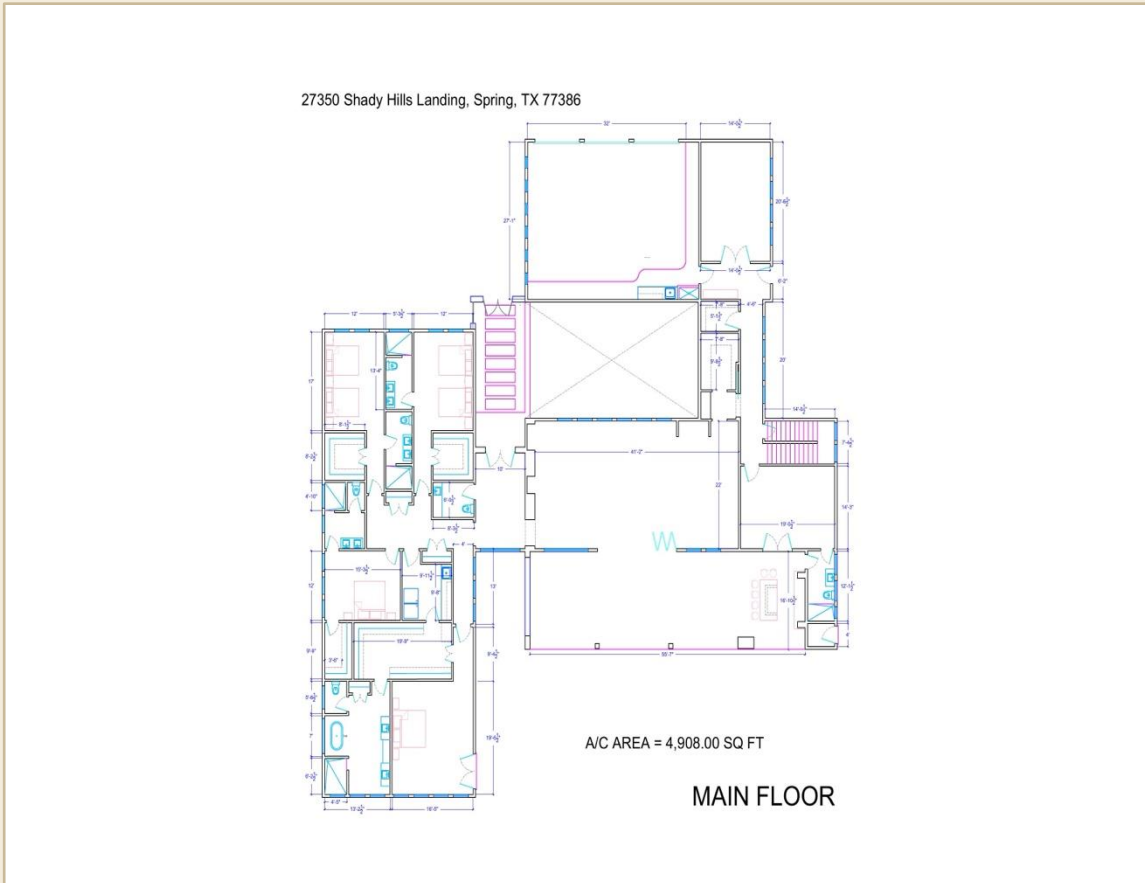
Primary + 3 BRs · great-room · kitchen · media · bonus/studio



BUILDER PORTFOLIO · REPRESENTATIVE REAR ELEVATION

LOCATION	Spring, TX	GROSS AREA	5,587 SF
STORIES	2 + Outdoor Living	LOT	1.87 acres · backs to reserve
BEDROOMS	5 (4 down + 1 up)	BATHROOMS	6.5
GARAGE	3-Car + Bonus/Studio	POOL	Yes
DELIVERY	Summer 2027	STATUS	Pre-Construction

Designed for everyday living and entertaining



MAIN LEVEL • 4,908 SF

UPPER LEVEL • 679 SF

Designed to host



Vaulted, beamed ceilings

Soaring great-room with exposed timber framing

Marble & custom cabinetry

Honed slab counters · custom plaster range hood

Open-plan kitchen + dining

Oversized island seats four · adjacent wine bar

Resort-style backyard



FEATURES

Outdoor program

Pool

Heated · in-ground · spa option

Covered patio

Vaulted ceiling · ceiling fans

Outdoor lounge

Built-in fireplace + seating

Reserve frontage

1,000s of acres · no rear neighbors

Mature canopy

Wooded · privacy on all sides

Spectacular views

Elevated treetop sightlines

Modern European Country



BUILDER PORTFOLIO · STONE & GABLE LANGUAGE
SHADY HILLS ESTATE · LISTING BROCHURE



BUILDER PORTFOLIO · COURTYARD STUDY

MATERIAL PALETTE



European limestone — hand-stacked façade

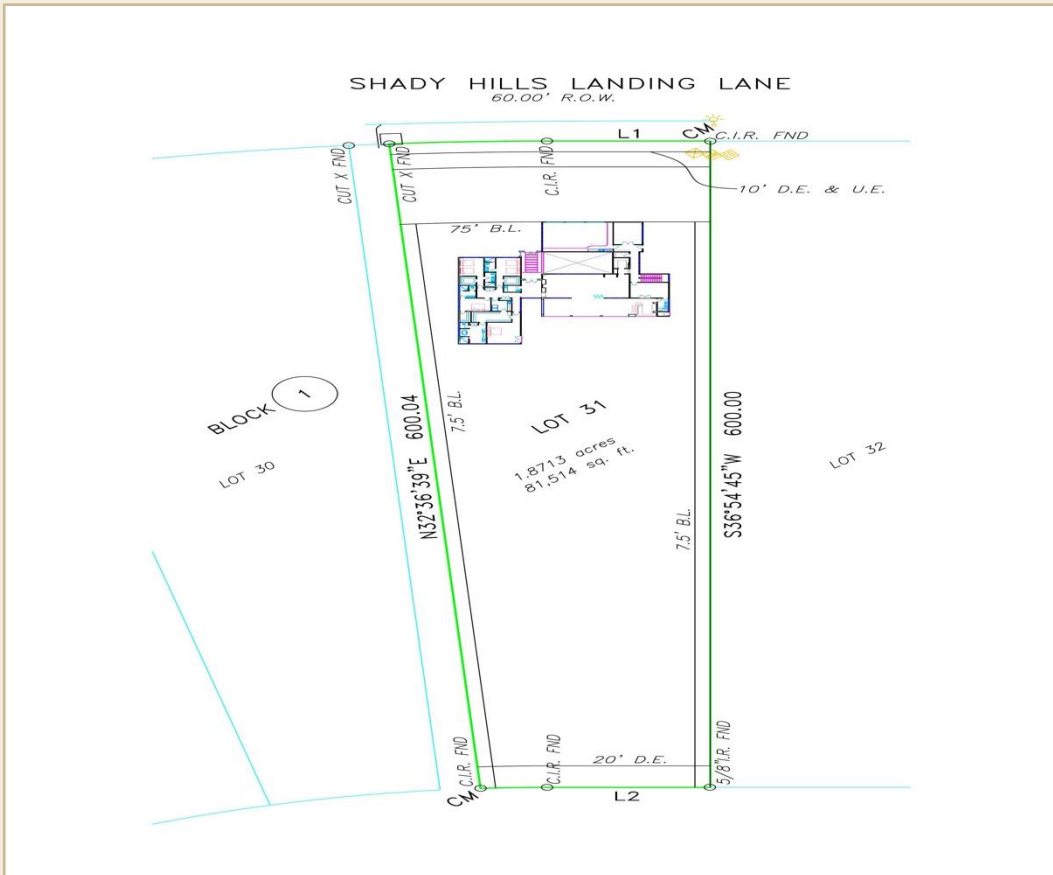


Steel-frame windows in matte black



Architectural composition shingle

1.87 acres backing thousands more



The home sits on a deep 1.87-acre lot fronting Shady Hills Landing Lane, with the building envelope positioned forward and a wooded reserve along the rear property line. The lot backs directly onto thousands of acres of protected reserve — meaning no rear neighbors, permanent privacy, and uninterrupted views out across the canopy.

<p>LOT AREA</p> <p>1.8713 acres</p>	<p>LOT AREA</p> <p>81,514 SF</p>
<p>REAR FRONTAGE</p> <p>Protected reserve</p>	<p>REAR NEIGHBORS</p> <p>None — ever</p>
<p>VIEW</p> <p>Treetop / canopy</p>	<p>LOT / BLOCK</p> <p>31 / 1</p>

Premium specification, throughout

01

Living & Kitchen

- Vaulted, beamed great-room
- Chef's kitchen · marble surfaces
- Custom plaster range hood
- Oversized island, seating for four
- Wine bar with display shelving
- Open-plan dining adjacent

02

Bedrooms, Baths & Rooms

- 5 bedrooms · 6.5 bathrooms
- Primary suite + 3 BRs on main level
- Upper-level guest suite + balcony
- Spa-style primary bath
- Dedicated media / entertainment room
- Bonus / office / studio (garage area)

03

Outdoor & Building

- Pool + covered outdoor living
- Reserve frontage · canopy views
- 3-car garage + bonus volume
- Stone façade · matte-black trim
- Architectural shingle roof
- Delivery: Summer 2027

LOCATION

Benders Landing

Spring, Texas · north Houston metro

- Benders Landing is one of the most desirable luxury enclaves north of Houston — a master-planned, deed-restricted community of estate-sized lots set among mature pines. The Shady Hills lot is unique within the neighborhood: it backs directly onto thousands of acres of protected reserve, ensuring no rear neighbors and permanent treetop views, with quick access to Grand Parkway, the Hardy Toll Road, and The Woodlands.

DRIVE TIMES

The Woodlands Town Center	≈15 min
George Bush Intl. Airport (IAH)	≈25 min
Exxon Mobil Campus / Springwoods	≈18 min
Downtown Houston	≈40 min



BUILDER PORTFOLIO · MATERIAL & DETAILING REFERENCE

NEXT STEPS

Reserve *ahead of build.*

01

Site & Plans Review

Walk the lot · review architectural and finish plans.

02

Reservation & Selections

Execute reservation · participate in design selections.

03

Build & Delivery

Construction 2026–2027 · move-in Summer 2027.

CONTACT

Guerrero Holdings · alfonso.guerrero@me.com

Pre-construction offering. Photographs and renderings are representative of the developer's design language and finish level — not of the subject property. All measurements, finishes, and material facts to be verified by buyer prior to contract.