

BROWNSTONE LIVING AT THE PARKS AT BOULDER CREEK

Nestled in the shadows of downtown Houston and adjacent to 360 acres of pristine parkland along the banks of Clear Creek, you will find an exclusive, maintenance-free lifestyle. Unwind on oversized patios, all with outdoor stone fireplaces, overlooking scenic settings.

These generously sized, elegantly designed creekside townhomes will have features such as hardwood floors, stainless steel appliances, slab granite countertops and luxurious master suites.

The Parks at Boulder Creek townhomes will be part of a master planned lifestyle community adjacent to fantastic dining and shopping.

This master planned lifestyle development will have a dynamic design of water features such as a 9-acre lake, fountains and boulder canals with water running through, along with a boardwalk of restaurants, terrace dining, retail and office.



BROWNSTONE LIVING AT THE
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Parks
AT BOULDER CREEK



Parks

AT BOULDER CREEK

BROWNSTONE LIVING AT THE PARKS AT BOULDER CREEK



JEFCO

JEFCO Development Corp. is a Houston, Texas based development firm specializing in lifestyle development throughout the country for national and local companies.

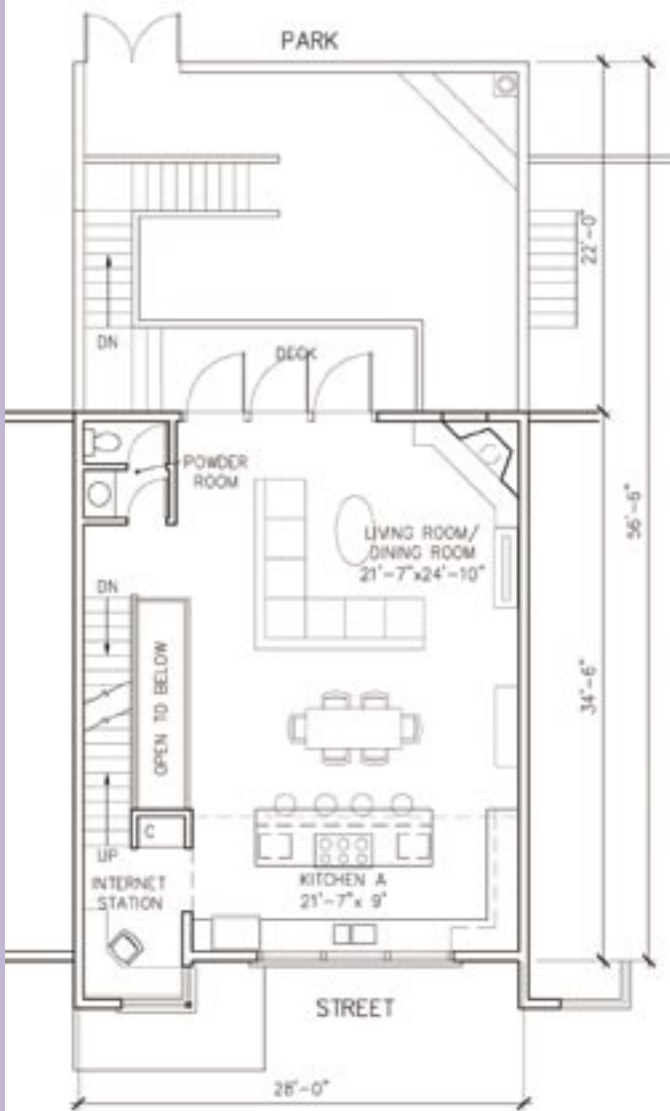
JEFCO continues to stay on the leading edge of design and development of lifestyle centers and communities that provide an added enjoyment for the consumers, giving the customer a better sense of their surroundings and a visual environment which gives our properties a higher sense of appreciation and added value.

JEFCO's world-class design team and extensive retail/architectural experience will allow the company to continue bridging the gap between retailers needs and the general public's expanding appetite for lifestyle-enhancing environments.

"JEFCO is recognized for its creative and innovative approach to development and is considered an industry leader for lifestyle centers." ... Shopping Center Business/July, 2003, "Dealing for Fun"

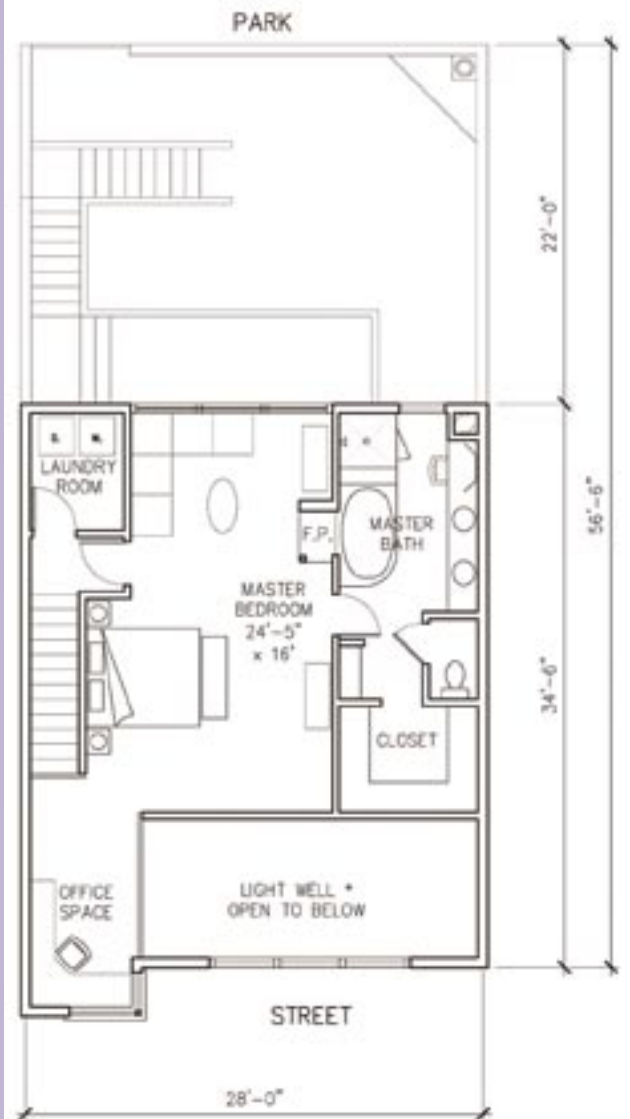


Notwithstanding any other information (including, without limitation, any marketing, sales, advertising, brochures, or similar information), all prices, building design, architectural renderings, plans, amenities, features and specifications of any and all improvements to any part of the Condominium or Property are subject to change without notice.



2ND FLOOR
817 SF

TOTAL AREA
1,989 SF



3RD FLOOR
581 SF

GOLD SLATE

VARIATIONS FOR FLOORS 2 & 3



2 BDRM, 2 1/2 BTH, OUTDOOR FIREPLACE,
PRIVATE PATIO, ACCESS TO PARK, 2 CAR GARAGE.

FEATURES:

- Wired for high speed internet and networking; cable and security system
- Energy efficient
- Luxurious master suite
- Pre-wired for surround sound
- Insulated for soundproofing
- 10' ceilings with crown molding
- Slab granite countertops in kitchen with Travertine marble backsplash
- Marble or slate flooring in master bath
- Low maintenance stone and stucco exterior
- Vaulted ceiling in the master bedroom
- Stainless steel kitchen appliances
- French doors opening to private patio with outdoor fireplace
- Two-car garage with opener and two remote transmitters
- Dual zoned HVAC with programmable thermostats
- Washer/dryer connections
- Jetted whirlpool tub and separate showers in master bath
- Vanity in master bath
- Large walk-in closets

UPGRADES:

- Hardwood floors throughout main level available
- Ceiling fans in bedrooms and living room
- Gas log fireplace in living room
- Two-sided fireplace in master bedroom and bath
- Hot tub on patio
- Summer kitchen/built-in barbeque station
- Wine cooler

AMENITIES:

- Adjacent to 360-acre park with soccer fields, baseball fields and jogging trails
- Club house for residents
- Gym
- Sauna
- Pool
- Water slide with waterfall
- Jacuzzi



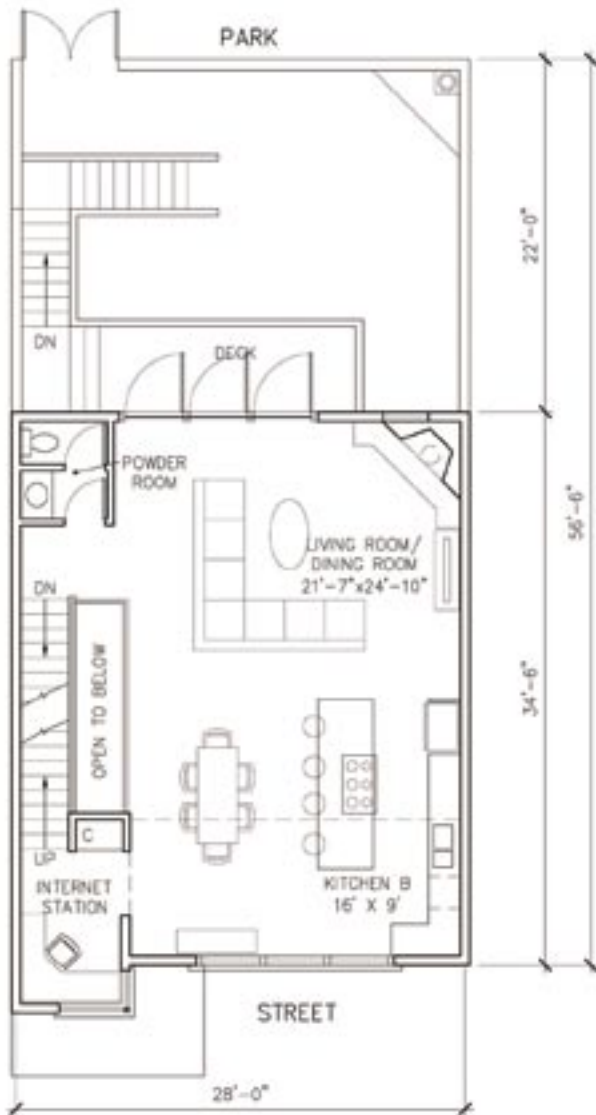
GARAGE: 463 SF
GROUND: 591 SF

GOLD SLATE

GROUND FLOOR

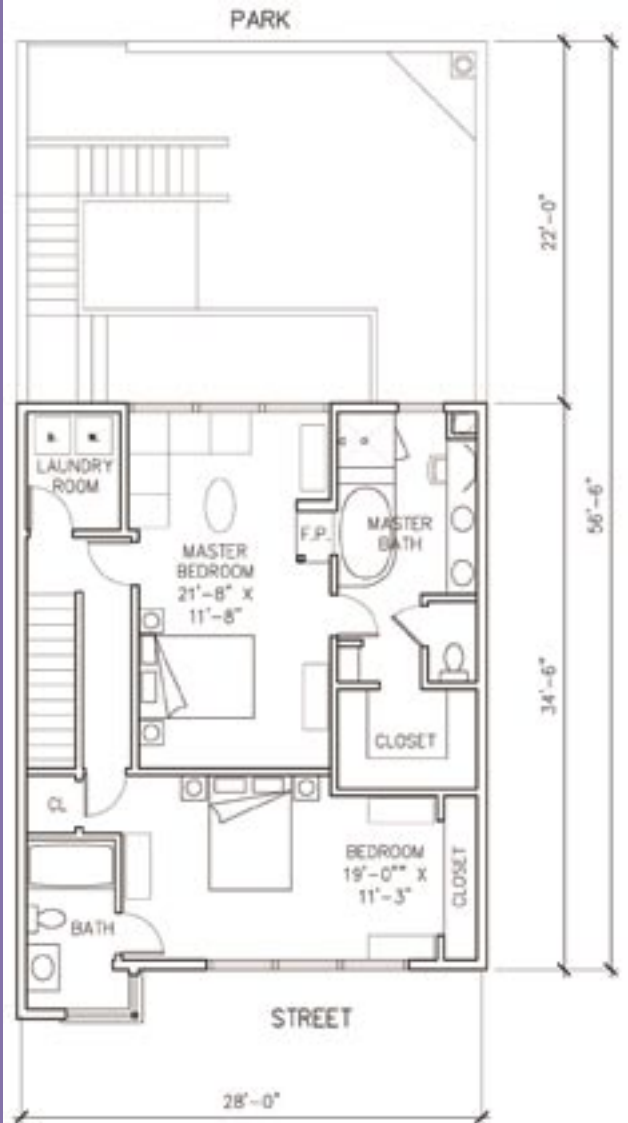


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2ND FLOOR OPTION
817 SF

TOTAL AREA
2,223 SF



3RD FLOOR OPTION
815 SF

ROSE QUARTZ

VARIATIONS FOR FLOORS 2 & 3



3 BDRM, 3 1/2 BTH, OUTDOOR FIREPLACE,
PRIVATE PATIO, ACCESS TO PARK, 2 CAR GARAGE.

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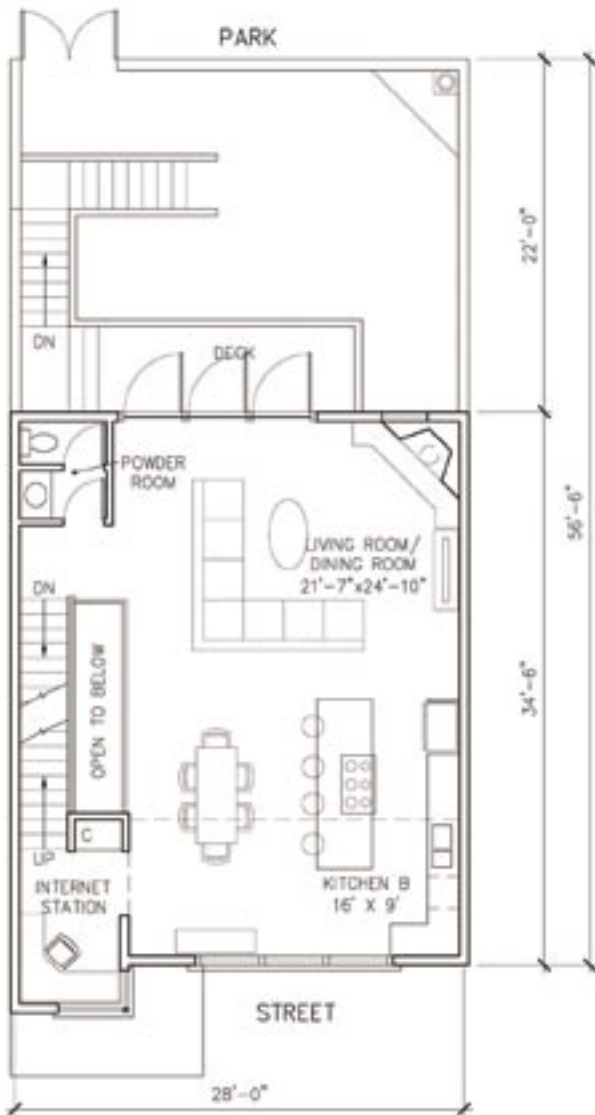
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ROSE QUARTZ

GROUND FLOOR

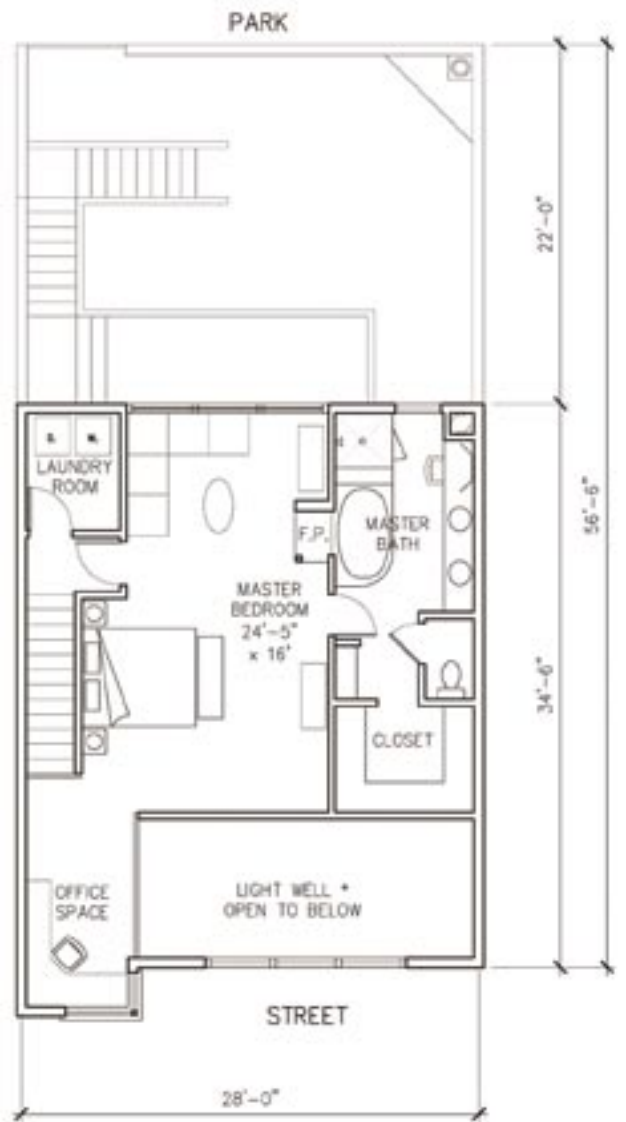


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3RD FLOOR
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BLUE SANDSTONE

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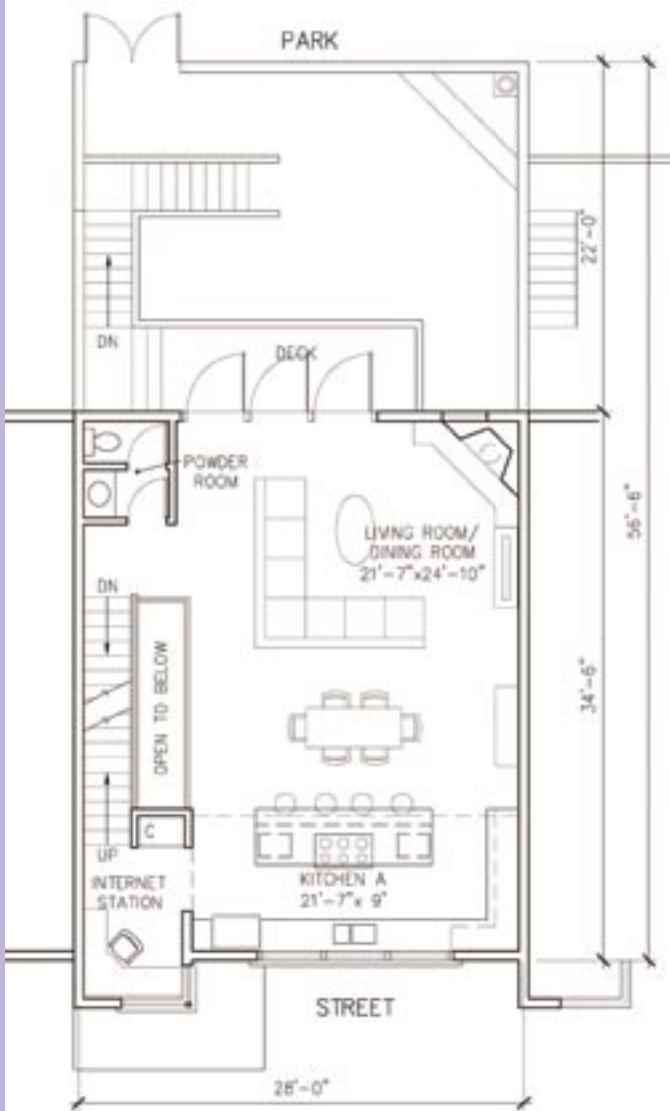
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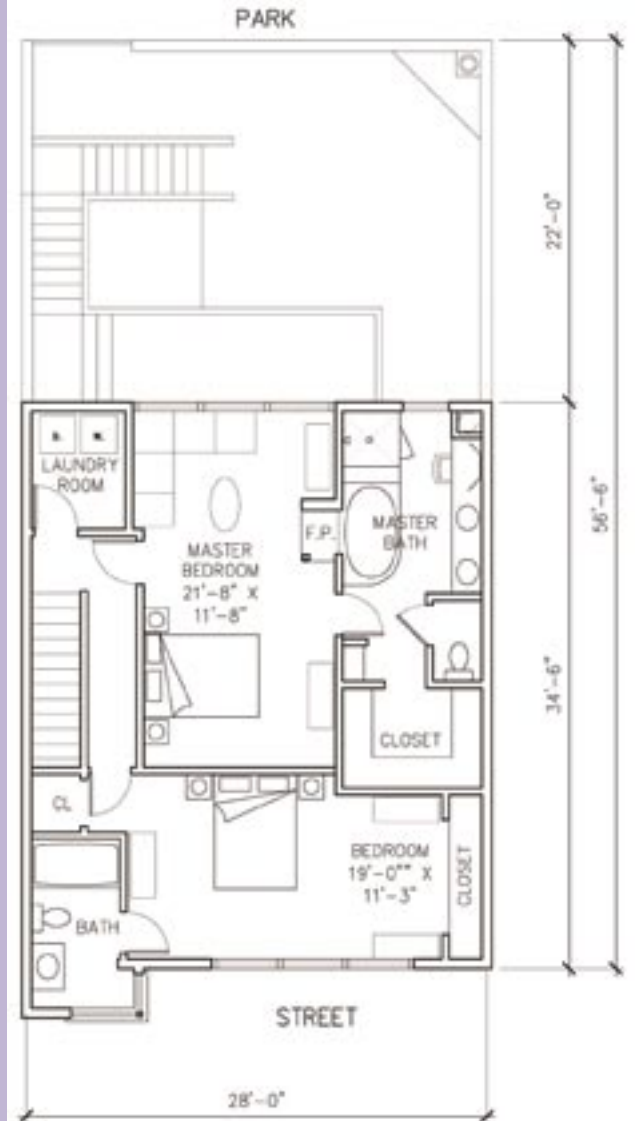
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RED GRANITE

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