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Residents and guests pass through a private and secure gate to access Palm Lake Estates, where style and sophistication call home.

Palm Lake Estates hosts grand opening for Phase 1

Palm Lake Estates, a new luxury community in Pearland, will host a grand opening from 1 to 4 p.m. Sunday. Visitors will enjoy refreshments from James Coney Island and tour the community, which is located off state Highway 288, just north of state Highway 6 in Brazoria County.

This gated enclave of single-family homes offers homeowners custom designs on spacious quarter- to half-acre lots. In addition, nearly half of the lots provide peaceful waterfront views, perfect for those who love cool waterfront evenings, elegant entertaining and open green space.

To provide architectural harmony and unified planning, McVaugh Custom Homes is the exclusive builder. With 16 years of residential building experience and the winner of numerous national, regional and local awards, McVaugh's credentials include the 2005 America's Best Small Volume Builder award.

Palm Lake Estates offers new-home buyers an impressive list of posh interior extras and inspirational exterior elevations. Today, you'll find three beautifully decorated models with distinctive floor plans that include expansive first-floor master suites,

Info
For more information on Palm Lake Estates, visit www.PalmLakeEstates.com or call Sudhoff Properties at 713-783-4633, ext. 1283.

gourmet kitchens with open entertainment areas, and extras such as fully wired surround sound media rooms. "Manville and Pearland residents want the interiors and innovations that come with customer homes, and they want the privacy that large home sites provide. Plus, we have incredible stress-free financing packages," explained custom builder Jim

McVaugh. These luxury homes are available from the \$340,000s. Residents of Palm Lake Estates may take advantage of an impressive lineup of nearby recreational amenities, including the Rodeo Palm clubhouse pool, biking trails, tennis and retail centers, both large and small. With downtown's close proximity and unbeatable luxury home construction on spacious lots, it's easy to understand why so many want to call Palm Lake Estates their home. Visitors are invited to schedule a personal tour at the sales center, which is conveniently open seven days a week.

McVaugh welcomes new junior high

Palm Lake Estates builder McVaugh Custom Homes is dedicated to community outreach and wants to celebrate the new location of Manvel Junior High School. To help junior high school students start the year off right, Jim and Pam McVaugh will donate one complete school supply list to a child in need for each family that attends Sunday's Palm Lake Estates grand opening. Sudhoff Properties, a full-service real estate marketing firm, will double the community impact by matching all donations.

Located minutes from Manvel Junior High is the peaceful Palm Lake Estates, with its easy access to the hustle and bustle of downtown Houston, the Texas Medical Center, and the Clear Lake and Sugar Land areas. The community is served by the highly acclaimed Alvin Independent School District, offering children a quality education with low teacher-student ratios. In addition, Alvin ISD is planning for the future with sites



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Every night is movie night when your home has a personal theater such as those built by McVaugh Custom Homes at Palm Lake Estates.

purchased for a 15th elementary school and a third high school in the Pearland area. Pearland and all of its amenities have contributed to the community's rapid growth and its distinction as one of the fastest growing areas in metropolitan Houston.

Residents of Palm Lake Estates may also

take advantage of an equally impressive lineup of nearby recreational amenities, including the Rodeo Palm clubhouse pool, biking trails, tennis and retail centers, both large and small. With downtown's close proximity and unbeatable luxury home construction on spacious lots, it's easy to under-

stand why so many want to call Palm Lake Estates their home. Visitors are invited to schedule a personal tour at the sales center, which is conveniently open seven days a week! For more information on Palm Lake Estates, visit www.PalmLakeEstates.com or call Sudhoff Properties at 713-783-4633, ext. 1283.

LISTING RELEASES

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3-bedroom for \$425,000

By John Ziza
A three-bedroom home at 66 Palmero Way in Palm Lake Estates is available for \$425,000. This 3,790-square-foot, 3.5-bath home is a 2012 construction. The master bath features a jetted garden tub, separate shower and dual vanities. The kitchen is outfitted with a tile backsplash, stainless appliances, gas range and custom cabinetry. The fully fenced yard also has lush landscaping.
For more information about this home, contact Sudhoff Properties at 281-652-5588.



4-bedroom home for sale

By John Ziza
A four-bedroom home at 38 Palmero Way in Palm Lake Estates is available for \$435,000. This two-story home offers 3.5-bath and an open kitchen design with custom cabinetry and stainless steel appliances. There is an extended master bedroom, game room and an optional study. The building's exterior is a combination of brick and stucco.
For more information about this home, contact Sudhoff Properties at 281-652-5588.



3-bedroom home available

By John Ziza
A three-bedroom home at 62 Palmero Way in Palm Lake Estates is available for custom build starting at \$399,000. This 3,062-square-foot, 2.5-bath home features a grand tile entryway and large living areas on both floors. There are granite countertops and custom cabinetry in the spacious island kitchen. The exterior of the house is stone and stucco.
For more information about this home, contact Cecilia Labossiere at 713-783-4633 ext. 1230.



3-bedroom home for sale

By John Ziza
A three-bedroom home at 64 Palmero Way in Palm Lake Estates is available for a reduced price of \$349,000. This 3,062-square-foot, 2.5-bath home offers a large island kitchen with granite counters, stainless appliances and a gas range. The master bath comes with a jetted garden tub and separate shower. There is a covered patio out back.
For more information about this home, contact Sudhoff Properties at 281-652-5588.

To include a news release of your own, email Jennie.Portillo@chron.com or call 713-362-6405.