



Cottages at Woodhaven Lakes

With day-to-day freedom to come and go, and the convenience of any number of activities to choose from, independent living at the Cottages at Woodhaven Lakes is a perfect fit for an active, healthy lifestyle including direct access to hike and bike trails on the lake.



Enjoy restaurant-quality dining and weekly social gatherings, and feel empowered to explore personal interests. When residents feel like venturing into the larger community, our team connects them with transportation to everything they're accustomed to doing.

Independent Living Features

- Choice of two-bedroom and three-bedroom floor plans with fully appointed kitchens
- Housekeeping and maintenance, including linen service
- All utilities included

Amenities in Main Building:

- Large scale movie theater
- Fitness Center; Sauna/Steam Rooms
- Beauty Salon/Barber Shop
- Dog Park
- Cafe/Pub



2275 Riverway Drive, Conroe, Texas 77304

Developed by Dorado Builders • dorado-builders.com

(713) 840-1051 • info@dorado-builders.com

FLOOR PLAN B

UNIT B

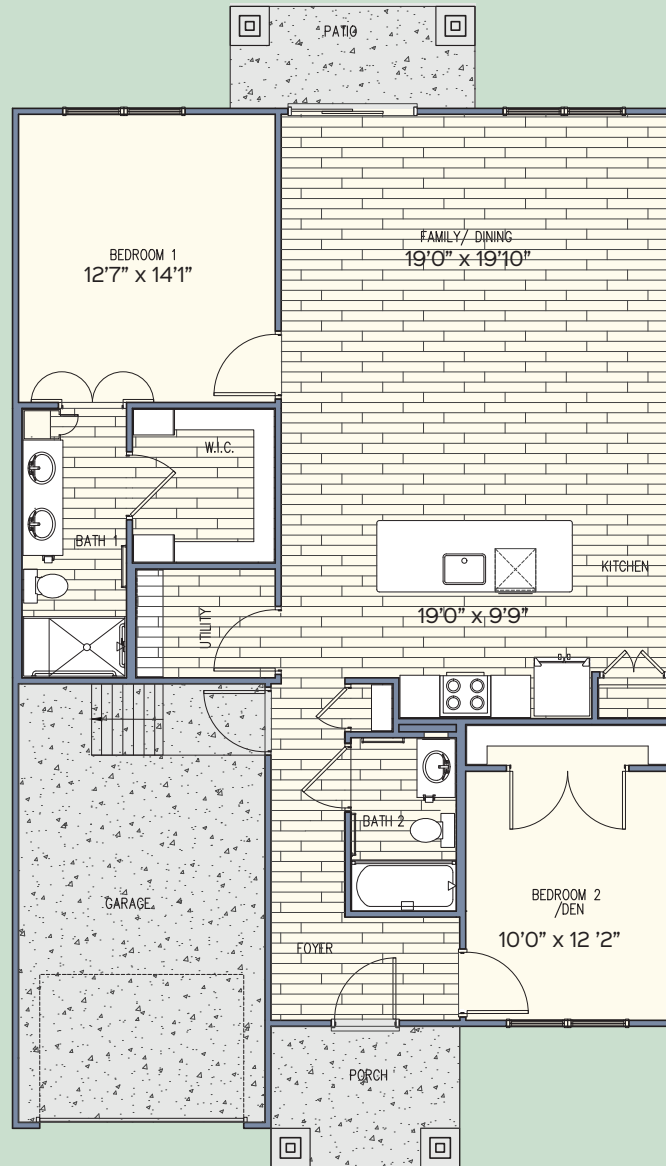
Conditioned Area
1,250 sq.ft.

Garage Area
276 sq.ft.

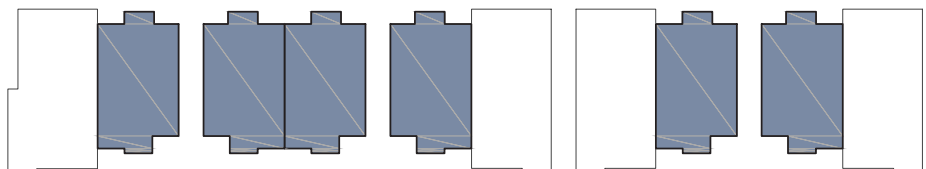
Covered Patio Areas
128 sq.ft.

Total Area
1,654 sq.ft.

Number of Units
6



KEYMAP -- Shaded area indicates location of unit
N.T.S



UNIT C

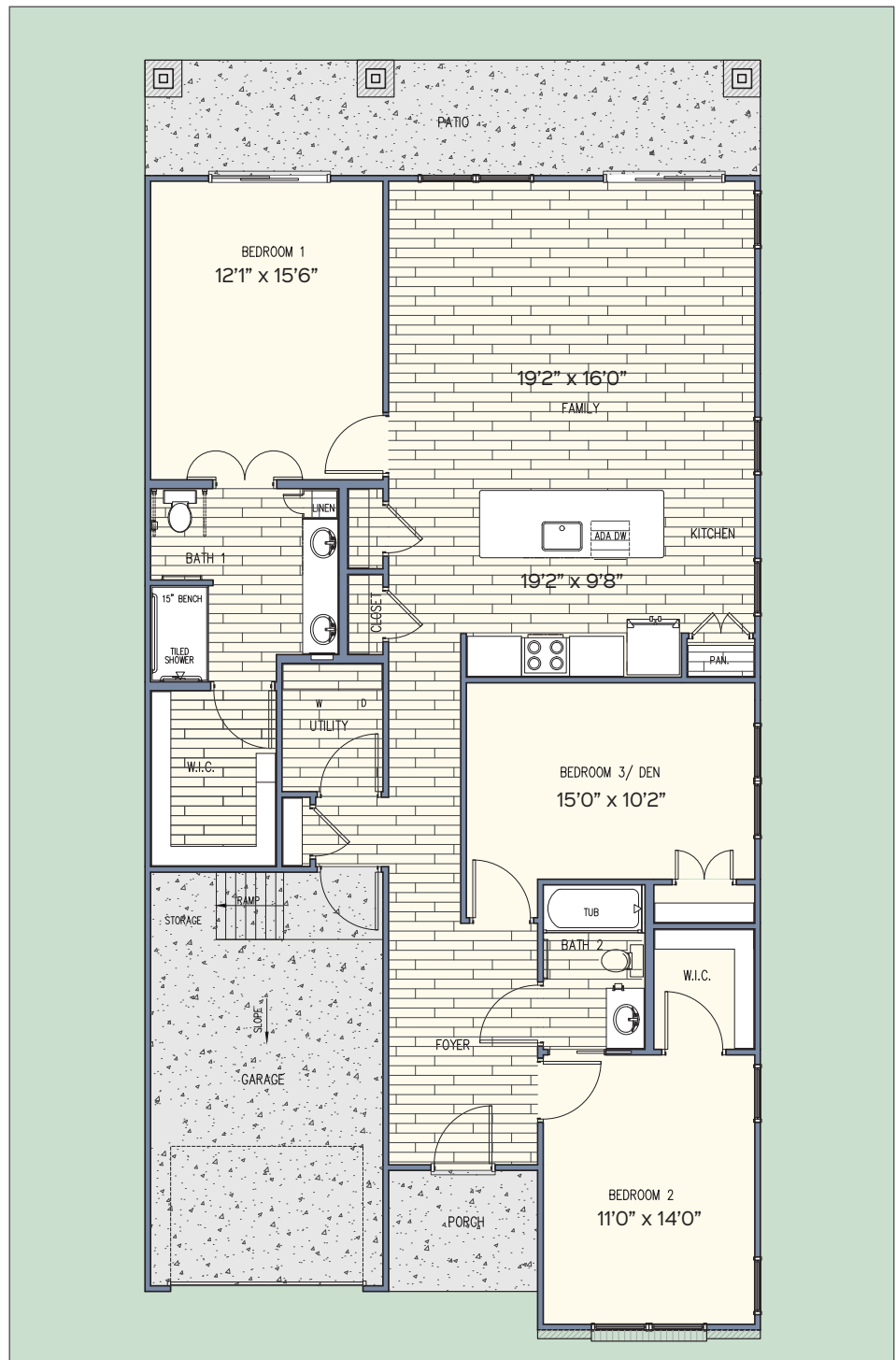
Conditioned Area
1,559 sq.ft.

Garage Area
271 sq.ft.

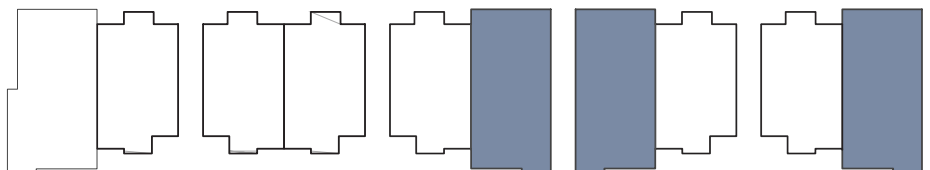
Covered Patio Areas
241 sq.ft.

Total Area
2,071 sq.ft.

Number of Units
3



KEYMAP -- Shaded area indicates location of unit
N.T.S



FLOOR PLAN C-HC

UNIT C-HC

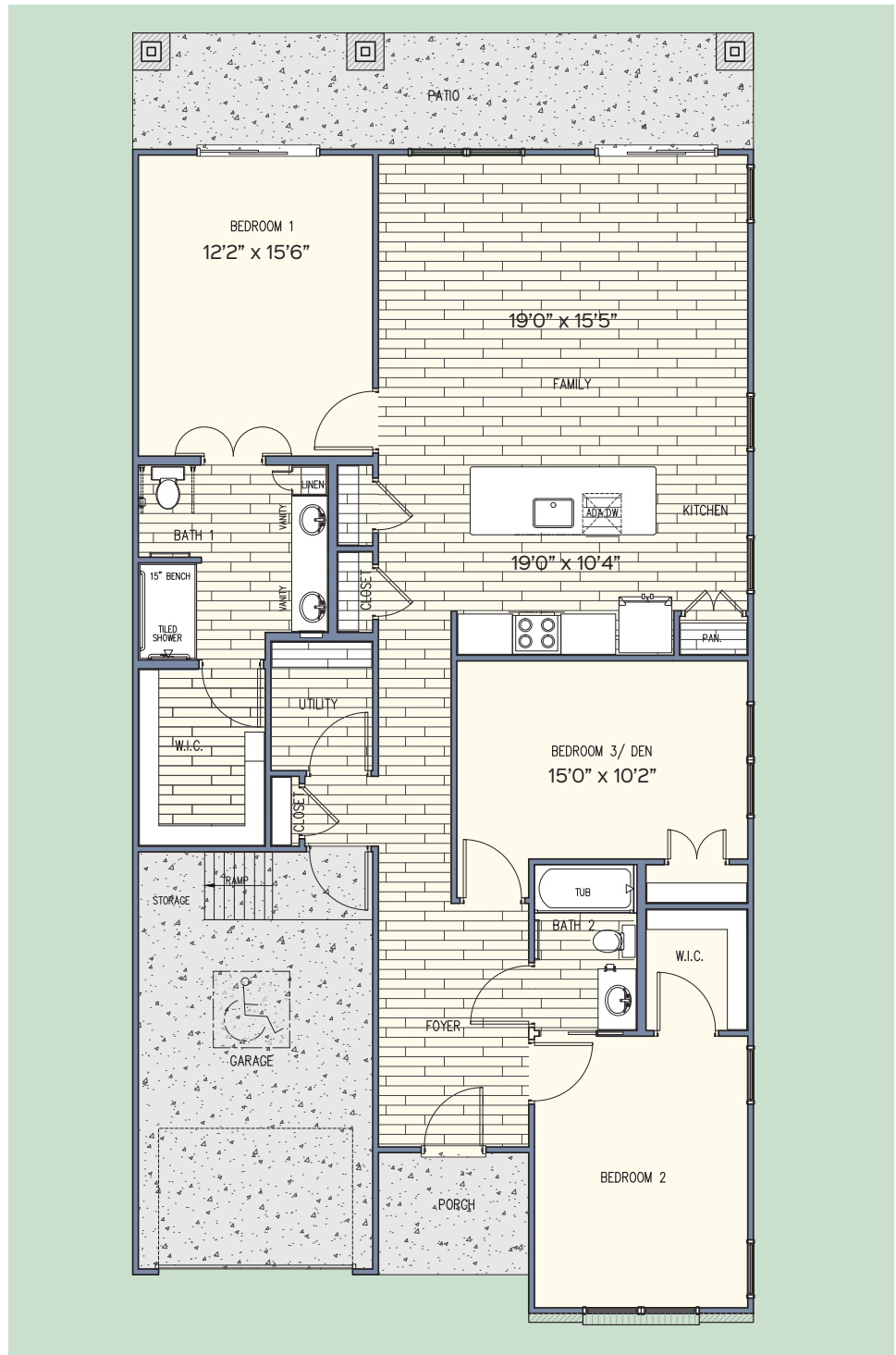
Conditioned Area
1,586 sq.ft.

Garage Area
390 sq.ft.

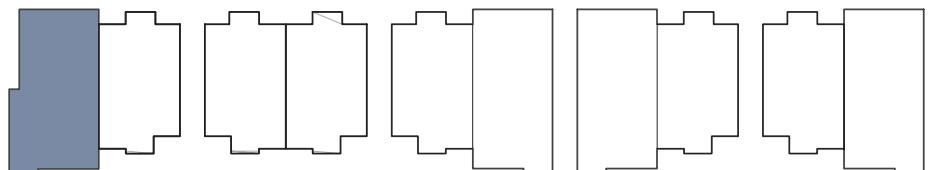
Covered Patio Areas
232 sq.ft.

Total Area
2,208 sq.ft.

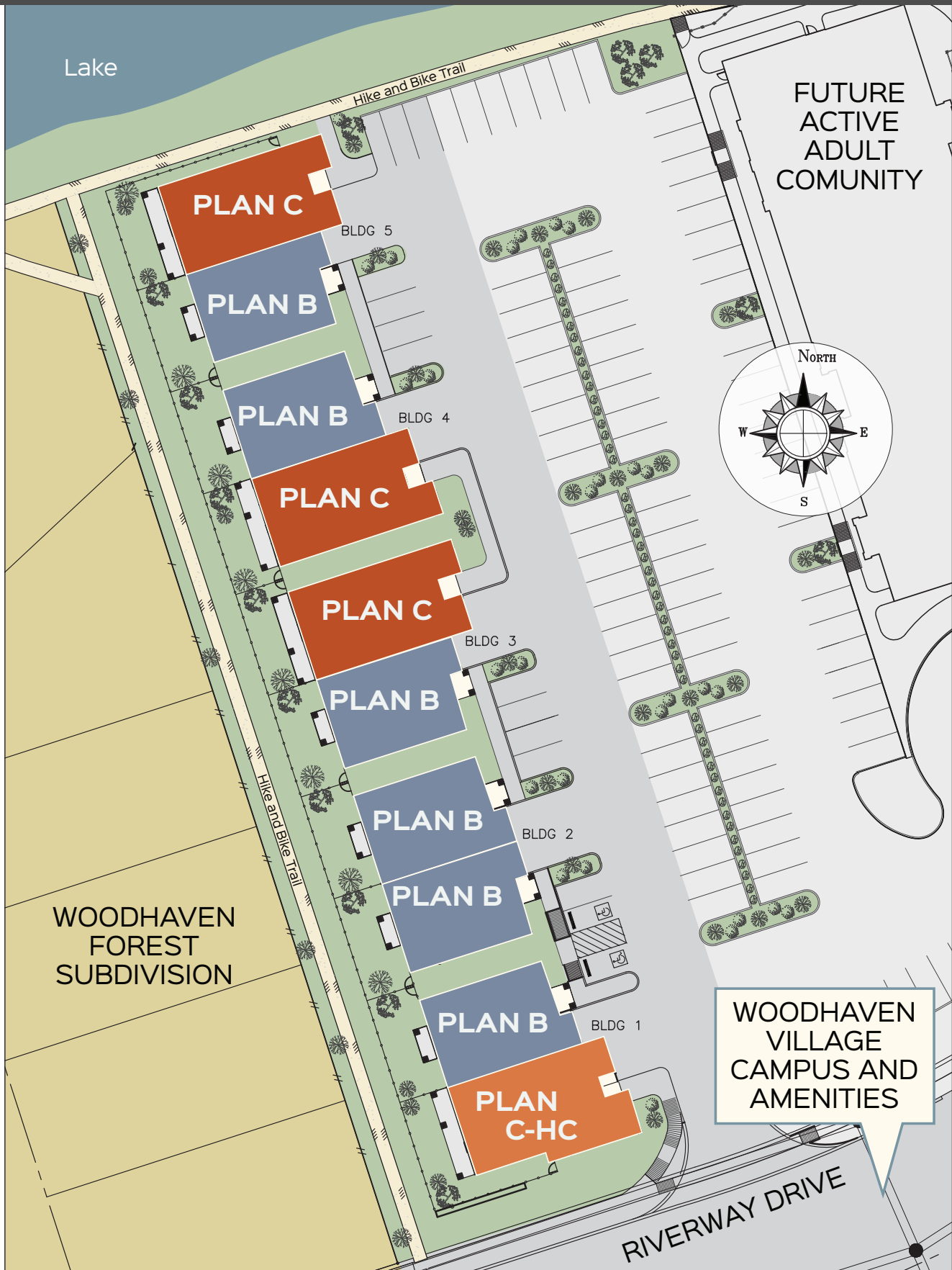
Number of Units
1



KEYMAP -- Shaded area indicates location of unit
N.T.S



SITEMAP



WOODHAVEN COTTAGES APPLIANCE PACKAGE

DLEX4000W

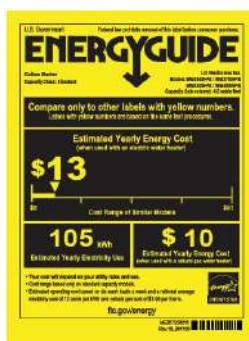
7.4 cu. ft. Ultra Large Capacity Smart wi-fi Enabled Front Load Electric Dryer with TurboSteam™ and Built-In Intelligence



7.4 cu. ft. Ultra Large Capacity
TurboSteam™ Technology
AI Fabric Sensor/ Smart Pairing™
LG ThinQ® Technology / Proactive Customer Care
Tempered Glass Door
FlowSense™ Duct Clogging and Lint Filter Indicators
ENERGY STAR® Certified
Closet Depth
LoDecibel™ Quiet Operation
Reversible Door
Wrinkle Care Option

WM4000HWA

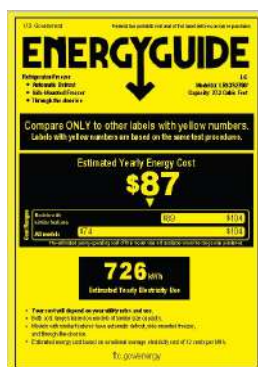
4.5 cu. ft. Ultra Large Capacity Smart wi-fi Enabled Front Load Washer with TurboWash™ 360° and Built-In Intelligence



4.5 cu. ft. Ultra Large Capacity
TurboWash™ 360° Technology
AI Fabric Sensor/ Smart Pairing™
AAFA certified LG washer
LG ThinQ® Technology / Proactive Customer Care
Tempered Glass Door
ColdWash™ Technology
Direct Drive Motor 10-Year Limited Warranty ENERGY STAR® Certified
Closet Depth
NeveRust™ Stainless Steel Tub

LRSXS2706S

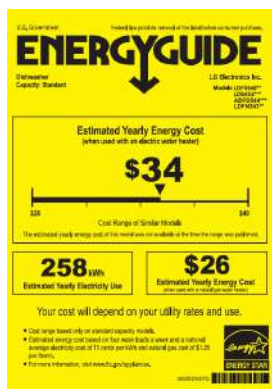
27.2 cu. ft. Side-by-Side Refrigerator with Smooth Touch Ice Dispenser



Ultra-Large Capacity
CoolGuard™ Interior Panel: The CoolGuard™ metal panel helps maintain your LG refrigerator's chill while adding a premium look.
Flat Panel Door Design with Pocket Handles
Dual Ice Maker with Craft Ice™: Dual ice makers automatically create standard ice cubes, crushed ice and slow-melting round Craft Ice for all your entertaining needs.
ThinQ® Technology: Our smart refrigerator gives you the power to control key features from anywhere, at any time with ThinQ® Technology.
Pharmaceutical Water
Smooth Touch Dispenser: With your LG refrigerator's Smooth Touch Dispenser, you can enjoy chilled filtered water and ice with just a touch—with a PrintProof™ finish that leaves no trace behind.

LDFN3432T

Front Control Dishwasher with QuadWash™



Height-adjustable Third Rack: With more room to fit long flatware and small cups, you'll get more functional space -- and can do more dishes in a single load.

EasyRack™ System

QuadWash™: Ultra-quiet, packed with innovative technology, and among the most energy-efficient in its class, the LG QuadWash™ technology uses four spray arms instead of just two, as well as Multi-Motion action and high-pressure jets to power-clean dishes and reach every nook and cranny.

Quiet operations

DirectDrive Motor: With fewer moving parts, no belts and energy- and water-saving features, your LG dishwasher will get your dishes sparkling clean and help reduce your energy and water consumption.

LSEL6333F

6.3 cu ft. Smart Wi-Fi Enabled Fan Convection Electric Slide-in Range with Air Fry & EasyClean®



Brilliant Blue Interiors: For a clearer view of what you're cooking

Wide Viewing Windows

Convection Cooking technology makes it easy to create bakery quality breads, scones and even pizzas. And with more precise, evenly distributed heat it can also reduce preheating times by up to 30 percent.

Self-Cleaning kitchen range that virtually eliminates the need to scrub

Ultra-Fast Boiling that brings liquids to a boil faster than you ever thought possible.

Precise Temperature Controls

AK7136BS-BF

ZEPHYR 36" GUST U/C Hood, LED Lights, Stainless Steel



36" Size

Blower CFM: 150-400

FEATURES

Mechanical Slide Controls

3 Speed Levels

Lighting LumiLight LED, 6W x 2

Dual-Level Lighting

Baffle x 2 Filters

Recirculating Option

LMC2075ST

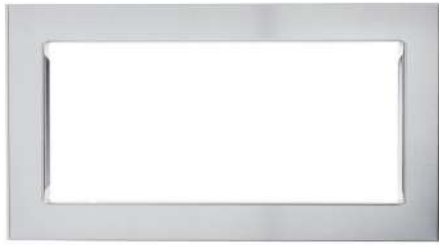
2.0 cu. ft. NeoChef™ Countertop Microwave with Smart Inverter and EasyClean®



- 2.0 cu.ft. Oven Capacity
- Smart Inverter
- EasyClean® Interior
- SmoothTouch™ Glass Touch
- Hexagonal Stable Ring
- LED Interior Light
- 10 Year Warranty on Magnetron

MK2030NST

LG 30" B/I Microwave Trim Kit Stainless Steel



Premium Built-in Look for your Microwave



WOODHAVEN VILLAGE COTTAGE DUPLEXES
FINISH SELECTIONS



KITCHEN ISLAND
PENDANTS



STAINLESS STEEL SINK FAUCET



POLISHED CHROME HARDWARE



BATHROOM VANITY LIGHTING



WHITE SUBWAY TILE
BACKSPLASH



WHITE SHAKER CABINETRY



BATHROOM VANITY MIRRORS



FLUSH MOUNT LIGHT



SPARKLING WHITE
QUARTZ COUNTERTOPS



POLISHED CHROME BATH FAUCETS



WALLS -
SW AGREEABLE GRAY



OAK WOOD EFFECTS TILE
IN NIGHT



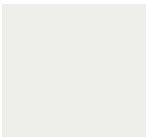
BEDROOM CARPET



HEX SHOWER
FLOOR TILE



BATHROOM TILE



TRIM -
SW EXTRA WHITE

TRANSITIONAL





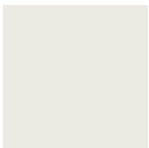
KITCHEN ISLAND
PENDANTS



FLUSH MOUNT LIGHT



WALLS -
SW DIVINE WHITE



TRIM -
SW ALABASTER



STAINLESS STEEL SINK FAUCET



WHITE SUBWAY TILE
BACKSPLASH



DELIGHT WHITE
QUARTZ COUNTERTOPS



OAK WOOD EFFECTS TILE
IN MOKA



BRASS HARDWARE



STAINED RAISED PANEL CABINETRY



BEDROOM CARPET



BATHROOM VANITY LIGHTING



BATHROOM VANITY MIRRORS



TUSACAN BRONZE BATH FAUCETS



HEX SHOWER
FLOOR TILE



BATHROOM TILE

TRADITIONAL



KITCHEN ISLAND
PENDANTS



STAINLESS STEEL SINK FAUCET



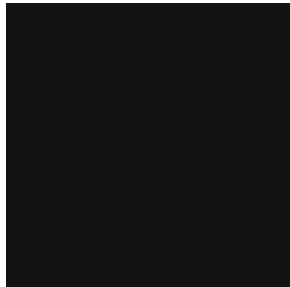
BLACK HARDWARE



BATHROOM VANITY LIGHTING



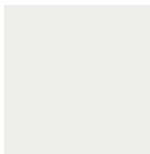
FLUSH MOUNT LIGHT



MYSTICAL GRAY
QUARTZ COUNTERTOPS



VERTICAL WHITE TILE
BACKSPLASH



WALLS & TRIM -
SW EXTRA WHITE



OAK WOOD EFFECTS TILE
IN FLARE



WHITE SHAKER CABINETRY



BEDROOM CARPET



BATHROOM VANITY MIRRORS



BLACK BATH FAUCETS



BATHROOM TILE

HEX SHOWER
FLOOR TILE

MODERN



CROWN MOULDING PROFILE



CASING MOULDING PROFILE



BASE MOULDING PROFILE



TWO PANEL SHAKER DOOR



TRANSITIONAL DOOR HARDWARE



TRADITIONAL DOOR HARDWARE



MODERN DOOR HARDWARE



Dorado Builders at Woodhaven Cottages Standard Specifications 12/01/2021

GREEN BUILDING/ENERGY EFFICIENCY

- One (1) High-efficiency 14.0 SEER air conditioning systems and Goodman Air Handlers or equal.
- Vinyl double pane windows comply with the newest energy standards.
- R-19 batt insulation in walls and R-38 blow-in insulation for roofs allows extra storage and room in attics while providing higher energy efficiency.
- Appliances offered and installed by builder are Energy Star Certified.
- Exterior cladding provides superior noise reduction and extra insulation.

EXTERIOR

- 3 Inch Pre-cast Autoclave Aerated Concrete as cladding, built to all industry recommended standards.
- Exterior natural stone to complement exterior look.
- Building Pitched roofs: 30-year composition shingles on 1-layer 15# felt over plywood roof deck nailed to framing. Shingles by Certainteed or equal.
- 3'0 x 8'-0" Front door with a mahogany wood or similar finish.
- Brushed/polished nickel, chrome or oil rubbed bronze hardware

INSULATION

- All Exterior walls of improved living area insulated with Batt insulation to a thickness of 5.5 Inches that yields an R-Value of 19.
- Attic insulated with Blow-In insulation that yields an R-Value of 38.

- Radiant barrier roof designed to reflect heat.

INTERIOR

- Cabinets: Raised panel or Shaker style cabinetry doors, plywood frames or comparable product.
- Job built shelving in walk in closets and all secondary closets
- 2" white faux wood window coverings.
- Ceiling fans in all bedrooms.
- 9" x 36" SPC durable flooring in family/dining, kitchen and foyer.
- Carpet in bedrooms.
- Ceramic tile in bathrooms and utility room.
- Wiring for Home Security, TV, internet, phone service. High speed / fiber optic service available from AT&T Uverse
- Home security system installed
- Cat 6 and low voltage wiring throughout to make it "Smart Home Ready".
- 2cm quartz countertops (with 4" matching rectangular backsplash at vanities and kitchen) with mitered edges.
- Brushed/Polished nickel, chrome or oil rubbed bronze plumbing fixtures.
- Undermount porcelain white vanity sinks
- Undermount rectangular stainless steel sink in kitchen.
- Toilets – Vortens standard white or equivalent
- Paint by Sherwin Williams or equivalent per unit style.
- Interior Lights
 - LED surface mount lights
 - Dining Room Chandelier
 - Kitchen pendant lights
 - Kitchen under cabinet lighting and plugs
 - 2-light vanity at bathrooms
- Door hardware shall either be brushed/polished nickel, chrome or oil rubbed bronze
- Bath accessories



Dorado Builders at Woodhaven Cottages Standard Specifications 12/01/2021

- Toilet paper holder
 - Grab bar
 - Towel Bar
 - Robe/towel hook
 - Towel ring
- ¼” glass mirrors in all bathrooms.
- HVAC - All systems will be designed so that they meet or exceed the governing Municipality’s codes.

APPLIANCES

- Dryer: 7.4 cu. ft. LG Large Capacity Smart Wi-Fi Enabled Front Load Electric Dryer with TurboSteam and Built-In Intelligence
- Washer: 4.5 cu. ft. LG Ultra Large Capacity Wi-Fi Enabled Front Load Washer with TurboWash 360 and Built-In Intelligence.
- Refrigerator: LG 27.2 cu. ft. Side-by-Side Refrigerator with Smooth Touch Ice Dispenser.
- Range: LG 6.3 cu. ft. Smart Wi-Fi Enabled Fan Convection Electric Slide-In Range with Air Fry & EasyClean
- Dishwasher: LG Front Control Dishwasher with QuadWash.
- Hood: Zephyr 36” Gust Stainless Steel U/C Hood with LED Lights
- Microwave: LG 2.0 cu. ft. NeoChef Microwave with Smart Inverter and EasyClean
- Microwave Trim Kit: LG 30” B/I Stainless Steel Microwave Trim Kit.

MECHANICAL

- Plumbing - All plumbing will be installed in accordance with the codes of the governing Municipality and the drawings and specifications. Water pipe to be PVC, CPVC, and Schedule 40.
- Fire sprinkler System – NFPA 13R system (included in all units).