

Welcome to

FULSHEAR LAKES



**HISTORYMAKER
HOMES**

BUILDING TRUST SINCE 1949

SINGLE FAMILY HOMES

8423 SHYLEAF COURT, FULSHEAR, TX 77441



LIVE IN FULSHEAR, TX

Welcome to Fulshear Lakes, where residents experience the perfect harmony of serene natural beauty and modern convenience. Experience the ideal blend of natural tranquility and urban living in Fulshear Lakes. Whether you're attracted to the new on-site elementary school zoned for the highly rated Lamar Consolidated ISD, the welcoming community amenities, or the beautifully designed homes, this community offers something for everyone.



TAX RATE | 3.11%



HOMEOWNERS ASSOCIATION | \$1,800/Annually



WALLER INDEPENDENT SCHOOL DISTRICT

Fletcher Morgan Elementary | Dean Leaman Junior High

James W. Roberts Middle School | Fulshear High School



*This information is summary in nature and believed correct at time of publication. Pricing, features, plans, terms, availability, specifications, amenities, promotions and/or incentives and community or neighborhood information are subject to change without notice or obligation. Home prices refer to the base price of the house and do not include options or premiums, unless otherwise indicated for a specific home. Stated dimensions, square footage, floorplans, elevations, colors and homesite sizes are approximate and should not be used as a representation of any home's or homesite's estimated or actual size, location or orientation and are subject to change without notice. Not all features and options are available in all homes. Drawings, photographs, pictures, video and/or renderings used reflect illustrative concepts and are for illustrative purposes only and will vary per home and/or community. Community maps, illustrations, plans and/or amenities reflect our current offering and are subject to change without notice. Maps may not be to scale. Photographs or renderings of people do not depict or indicate any preference regarding race, religion, gender, sexual orientation, disability, familial status, or national origin. No guarantee is made regarding any particular area public school or school district or that any particular public school or school district will service any given community and is subject to change at any time. Marketing promotions and/or incentives, if any, are subject to conditions or restrictions and are subject to change without notice. Promotional offers are typically limited to specific homes and communities and are subject to terms and conditions. Nothing on our website should be construed as legal, accounting or tax advice. Incentives and seller contributions may require the use of certain lenders or title companies, some of which may be affiliates of HISTORYMAKER Homes, and could affect your loan amount. Additional restrictions may apply. See a HistoryMaker Homes sales counselor or agent and review a home sales contract for additional information and complete details, disclosures and disclaimers. © 2025 HistoryMaker Homes. All rights reserved.





GROW IN FULSHEAR LAKES





STANDARD FEATURES

KITCHEN

- **42" beech upper cabinets - 8 stain color choices**
- 3cm granite countertops
- 13x13 tile backsplash
- Spacious pantry
- Double bowl undermount stainless steel sink
- Whirlpool® stainless steel dishwasher
- Whirlpool® stainless steel slide-in 4 burner range
- Whirlpool® stainless steel microwave/vent hood combo
- **Vent hood vented to the exterior**
- Delta Collins® chrome pullout kitchen faucet
- InSinkErator® disposal unit

BATHROOMS

- Delta Foundations® chrome plumbing fixtures
- 90" vanity in primary bath (per plan)
- **Marlana® vanity tops with square edge**
- Double under mount oval sink in primary bath
- Single under mount oval sink in secondary baths
- 60" shower pan in primary bath with 13x13 tile surround
- 60" tub/shower combo in secondary baths with 13x13 tile surround
- Elongated toilets in all baths
- Privacy door for toilets in primary bath (per plan)

INTERIOR

- 13"x13" tile flooring throughout first floor common areas, baths, & utility
- Sherwin Williams® paint
- Elegant Kichler® light fixtures
- Kwikset® satin nickel Polo doorknobs
- 6'8" raised panel interior doors - (choice of 3 styles)
- **6" baseboard on first floor and 4" on second floor (excluding garage)**
- 4" casing at doors, window sills & 1/2 wall caps
- Stained oak hand railing at stairs with metal balusters on first six steps
- Ceiling fan with light kit included at primary bedroom and family room
- All secondary bedrooms blocked for fans
- Shaw® carpet with 3/8" 5lb. Pad

FLEXIBLE TECHNOLOGY

- Kwikset® electronic deadbolt with Z-Wave Technology with Smart technology
- Genie® Wi-Fi Smart garage door opener with 2 remotes
- Honeywell® Wi-Fi Smart thermostat
- 3-CAT6 & 3-RG6 combination data drops
- 30" Low voltage panel
- **Electrical panel installed in the garage ensures easy access and protection from weather conditions**

EXTERIOR FEATURES

- **8'0 fiberglass Craftsman Style front door**
- **ZIP® engineered structural sheathing system**
- Insulated garage doors with windows
- **CertainTeed® dimensional shingles 30 year warranty**
- Brick and stone based on elevation plan designs
- Cementitious siding (varies per plan design) with 25-year warranty
- Address plaque per developer
- **Tape, float & painted sheetrock garage**
- Coach lights (per plan)
- **Full Gutters**
- Gray mortar with brick elevations, white mortar with stone
- 6' cedar privacy fence
- Two access gates from side yard to back yard
- Full yard programmable irrigation system with rain freeze sensor
- Landscape package and full sod per community specifications
- **Trash can and recycle concrete pads behind the fence**
- **Front Yard Maintenance is included in HOA Fees**
- **Covered Patio Included**

ENERGY EFFICIENCY

- Radiant barrier roof decking
- ENERGY STAR® rated Whirlpool dishwasher
- **R-13 Batt insulation in walls, R-38 Blown insulation in attic**
- Polyfoam sealant at baseplates, doors, windows and top plate
- LED disc and/or lights throughout
- Delta® WaterSense certified fixtures
- Rheem® tankless water heater
- Carrier® high efficiency 15.2 SEER2 air conditioner
- **Low-E glass vinyl windows with tilt sash installed by the manufacturer**
- Smoke and Carbon dioxide detectors
- Fresh Air Intake System for improved air quality

QUALITY ASSURANCE

- One-year workmanship and materials warranty
- Two-year major mechanical warranty
- Ten-year structural warranty with StrucSure® Home Warranty
- Engineered post tension cable foundation
- Engineered structural framing inspection.
- Third party home inspections and energy testing
- **Engineered roof trusses and wall panels: Ensures precise installation, resulting in a structurally sound and high-performing home with minimal errors**
- **LP TOP NOTCH 350® subflooring, 3/4" tongue and groove, glued and screwed for smoother floors**
- PEX plumbing lines
- Fresh air intake on HVAC system
- Pre-construction, pre-drywall, and home orientation meetings
- All homes are engineered and inspected to meet the wind speed requirements of the International Residential Code



FEATURED FLOORPLANS



ALDER II

3-5 BED | 2-5 BATH | 1 HALF BATH | 2 STORY
3,126 SQ FT



HAWTHORN II

4-6 BED | 3-4 BATH | 2 STORY
3,037 SQ FT



HEMLOCK II

4-5 BED | 2-4 BATH | 1 HALF BATH | 2 STORY
2,983 SQ FT



OLIVE III

4 BED | 3 BATH | ONE STORY
2,211 SQ FT



ROWAN

3-4 BED | 2-3 BATH | ONE STORY
2,122 SQ FT



COTTONWOOD II

4 BED | 2 BATH | ONE STORY
1,845 SQ FT

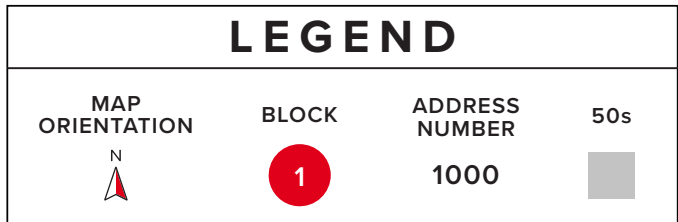


AMENITIES

Explore Fulshear Lakes; a perfect blend of down-to-earth charm and a touch of the extraordinary. Our future home amenity center is your launchpad for fun and adventures. Gather with friends, enjoy games, or relax by the water. Teach your kids to skip rocks or find tranquility on our trails as the sun sets. Experience the simple joys of nature and community in Fulshear lakes.

- + Market Square with Retail and Restaurants
- + Amenity Center
- + Resort-Style Pool
- + Nature Trails
- + Pocket Parks
- + Playground
- + Lake and Creek Access





BUILDING TRUST SINCE 1949



OUR PROMISE

At HistoryMaker Homes, we believe a home is more than just a place—it's the heart of your story where life's most precious moments unfold, and we're honored to build the foundation for those moments with our customers. For over 75 years, our Texas roots and fifth-generation family-owned values have inspired us to build homes that embody comfort, integrity, and quality. As Texas' oldest volume homebuilder, we honor our legacy by blending tradition with expertise while prioritizing customer satisfaction and true Texas hospitality. From our humble beginnings to our position as an industry leader, our unwavering commitment to excellence and establishing trust with our customers sets us apart. When you choose HistoryMaker Homes, you're not just buying a house; you're trusting in a longstanding tradition that celebrates family. Welcome Home!



THE HISTORYMAKER ADVANTAGES™



LIFESTYLE
ADVANTAGES™

Homebuilding at its Best with **Lifestyle Advantages™**

Lifestyle Advantages™ creates homes that fit the way you live, going beyond just function and style.

- Personalize your floor plan and selections, view transparent pricing, and work with our expert design team to bring your vision to life
- Enjoy maximized functional space, expert construction, energy efficiency, and integrated technology, using advanced methods such as precision roof trusses and open-web floor joists to ensure quality and stability
- Your new home is more than just a place to live - it's a place to thrive, built for today and ready for tomorrow



SUITE OF SERVICES
ADVANTAGES™

A Seamless Homebuying Journey with **Suite of Services Advantages™**

Our comprehensive Suite of Services Advantages™ program ensures a smooth and enjoyable homebuying experience from start to finish. With our trusted network of partners, you can:

- Secure financing through Lifestyle Home Lending
- Enjoy a seamless closing process with Trinity Title
- Protect your new home and save with Hotchkiss Insurance, covering home, auto, and more



HOME WARRANTY
ADVANTAGES™

Take Comfort in our **Home Warranty Advantages™**

The HistoryMaker Homes Home Warranty Advantages™ is designed to elevate your homeownership experience, offering comprehensive protection and exceptional service to ensure your home remains a source of comfort and pride for years. Our unique 10-year warranty provides peace of mind, with robust coverage and unmatched support to safeguard your investment against unexpected issues. With this warranty program, you can rest easy knowing your home is protected



THE HISTORYMAKER DIFFERENTIATORS

+ OUR LEGACY

A Foundation Built on Generations

With over 75 years of experience and five generations of family ownership, we've proudly earned our reputation as Texas' oldest and most trusted volume homebuilder. Our legacy is more than just a timeline – it's a story of adaptability, and a relentless commitment to quality. At HistoryMaker, we honor the traditions that have shaped who we are today, while focusing on building homes that meet the needs of tomorrow.



+ OUR EXPERTISE & OUR PEOPLE

Expertise Driven by Passion

At HistoryMaker Homes, we don't just follow trends - we set them. Our team of industry-leading experts is at the heart of everything we do, driven by a passion for constructing quality homes and creating communities that truly enrich the lives of those who live in them. For over 75 years, we've refined the art of delivering hospitable service at every step of the journey. From the moment you walk through our doors, you'll find a team of passionate professionals, each committed to exceeding your expectations. It's this combination of seasoned expertise, unwavering dedication, and heartfelt hospitality that sets us apart – delivering not just a home, but an experience that is personalized, memorable, and built on trust.



+ OUR DESIGN & CONSTRUCTION

Where Quality Meets Innovation

A home is more than just walls; it's where memories are made, milestones are celebrated, and families' stories unfold. Our thoughtfully designed homes adapt to the evolving needs of growing families, balancing both style and quality. With expert construction, energy-efficient features, and integrated technology, our homes are built to enhance everyday life and provide lasting value, creating a place for comfort, connection, and lasting memories for your family.



+ YOUR EXPERIENCE

Partnering with a Leading Homebuilder

You're about to embark on one of the most exhilarating journeys, and we're thrilled to be part of it. With our extensive industry expertise, you can trust that when you choose HistoryMaker, you're partnering with a leader who understands your needs and is committed to fulfilling them with unmatched dedication, care, and excellence. Our customers rave about their exceptional homebuying experience, and our 94% overall GuildQuality™ rating speaks for itself.





HISTORYMAKER HOMES SPECIAL OFFERS

NEIGHBORHOOD HEROES PROGRAM EXTENDING HOME SAVINGS TO **LOCAL HEROES**

WE'RE OFFERING
AN EXTRA
\$1,000
TO HELP PERSONALIZE
YOUR HOME*



From teachers, doctors, and first responders to soldiers and veterans, we're grateful for the local heroes that work every day to make our communities better. To say thanks, HistoryMaker Homes is welcoming heroes to the neighborhood with an additional \$1,000 towards personalizing your home.*

HOMEOWNER REFERRAL PROGRAM TREAT YOURSELF - REFER ONE, **EARN ONE**

When it comes to your friends and family members, you want their homebuying experience to be as smooth as possible. As a HistoryMaker homeowner you can refer them to HistoryMaker Homes, and earn a referral fee. We'll be honored to take care of them as they become a member of our #HMHFAMILY.

EARN
\$500
FOR EVERY REFERRAL TO
HISTORYMAKER HOMES*





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