



ROYAL OAKS

COURTYARD  
VILLAS





## IMPECCABLY DESIGNED LUXURY COURTYARD HOMES

### THE DEVELOPMENT

Royal Oaks Courtyard Villas is a ~~manne~~ gated community of 56 detached luxury courtyard homes and 24 stately townhomes. This meticulously designed community is located ~~at 11700 Richmond Avenue~~ adjacent to the exclusive Royal Oaks Country Club. Nestled behind a grand wall, each home incorporates the best in architecture, design and engineering to maximize indoor and outdoor living. With multiple floor plans, European-styled cabinetry, Miele appliances, and outdoor options such as water features, summer kitchens and modern fire ~~tables~~, Royal Oaks Courtyard Villas offers an exceptional lock and leave home. So whether you are looking to simplify your living with luxury and sophistication, or wanting a blissful, low-maintenance retreat, The Royal Oaks Courtyard Villas await your arrival!

*Since 3,000 B.C., courtyards have been incorporated into the architecture of the day. The vision is to enhance your lifestyle by utilizing both interior and exterior spaces.*



A RETREAT FROM THE EVERYDAY



DESIGNED WITH CARE

Roanoke Oaks Courtyard Villas is the first residential development in Texas to achieve LEED certification. LEED is an internationally recognized environmental program that provides a means of verifying that a building or a group of buildings were designed and built in a way that would improve energy savings, water efficiency, indoor environmental quality, and CO<sup>2</sup> emissions reduction.

McVaugh Custom Homes aims to create a new sense of responsibility and direction for the residential building industry.

*Our LEED certification validates our commitment to increase sustainable design and energy efficiency in Houston.*

- JIM McVAUGH







CAREFULLY CONSIDERED DESIGN... INSIDE AND OUT



## SIGNATURE FEATURES

Modern design elements merge with cutting edge creativity...

CLEAN GEOMETRIC ARCHITECTURE

GUARD-GATED COMMUNITY

MIELE APPLIANCES

GERMAN MADE, EGGERSMANN CABINETS

McVAUGH LUXURY DESIGN PACKAGE

EXPANSIVE [SLIDING PATIO POCKET](#) DOORS

DOWNSTAIRS AND UPSTAIRS MASTER SUITES

GREAT ROOMS WITH 12- 15 FOOT CEILINGS

THREE & FOUR CAR GARAGES IN SELECT PLANS

GENEROUS OUTDOOR LIVING AREAS WITH  
OPTIONAL WATER FEATURES AND SUMMER KITCHENS

SOLAR ENERGY PACKAGE

ENERGY-EFFICIENT FOAM INSULATION PACKAGE

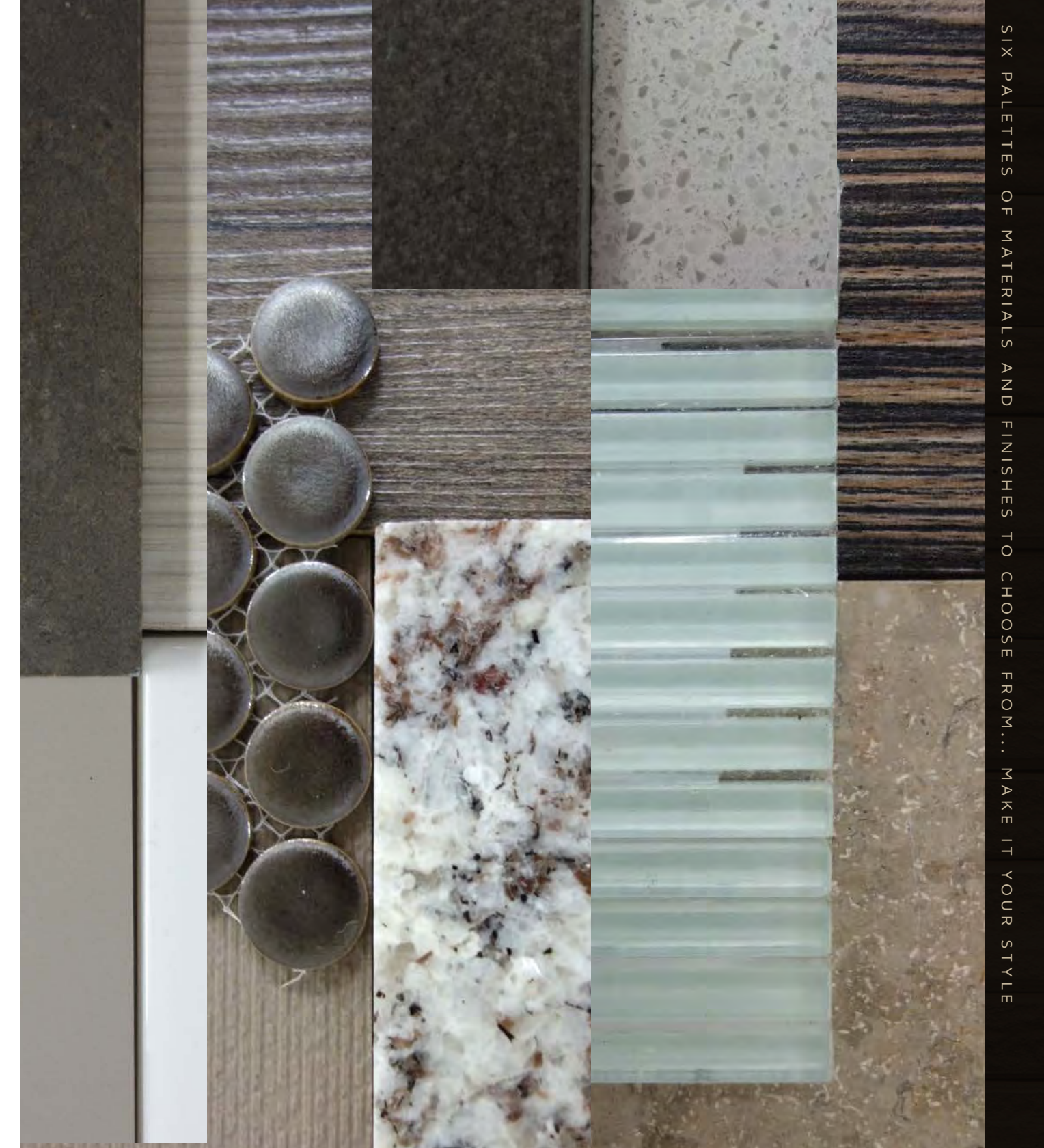
16-SEER 2 STAGE LENNOX A/C SYSTEM

LEED CERTIFIED CONSTRUCTION

CLUBHOUSE WITH RESIDENTS' LOUNGE AND  
YOGA/EXERCISE ROOM

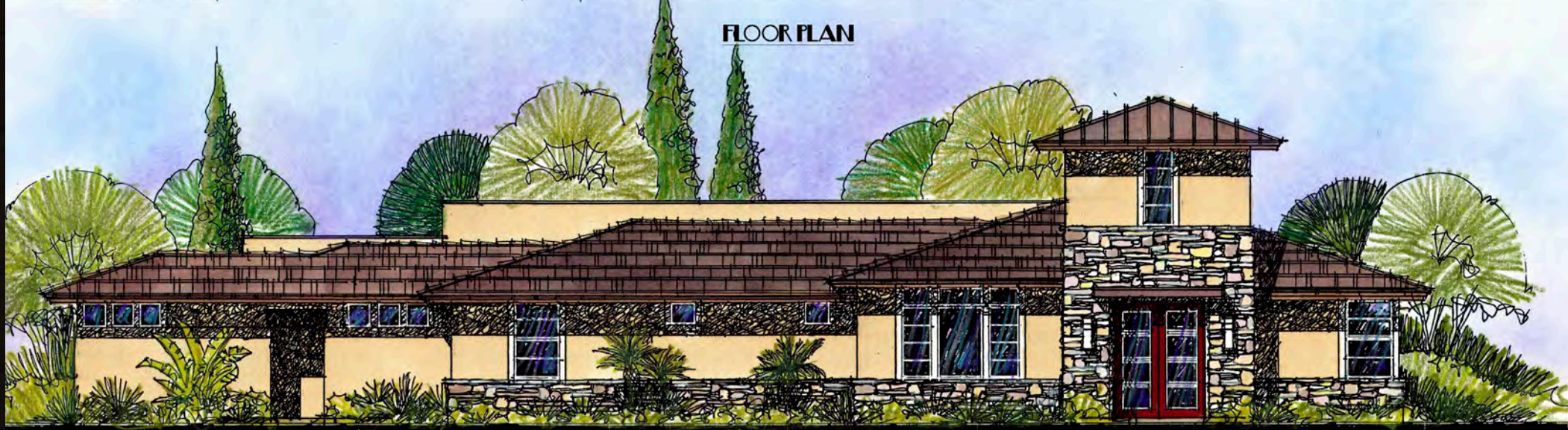
45 GUEST PARKING SPACES

*The Courtyard Villas' floor plans address today's housing trends, that of functional living, indoor and outdoor relationships and multi-generational living. - JIM McVAUGH*



SIX PALETTES OF MATERIALS AND FINISHES TO CHOOSE FROM... MAKE IT YOUR STYLE

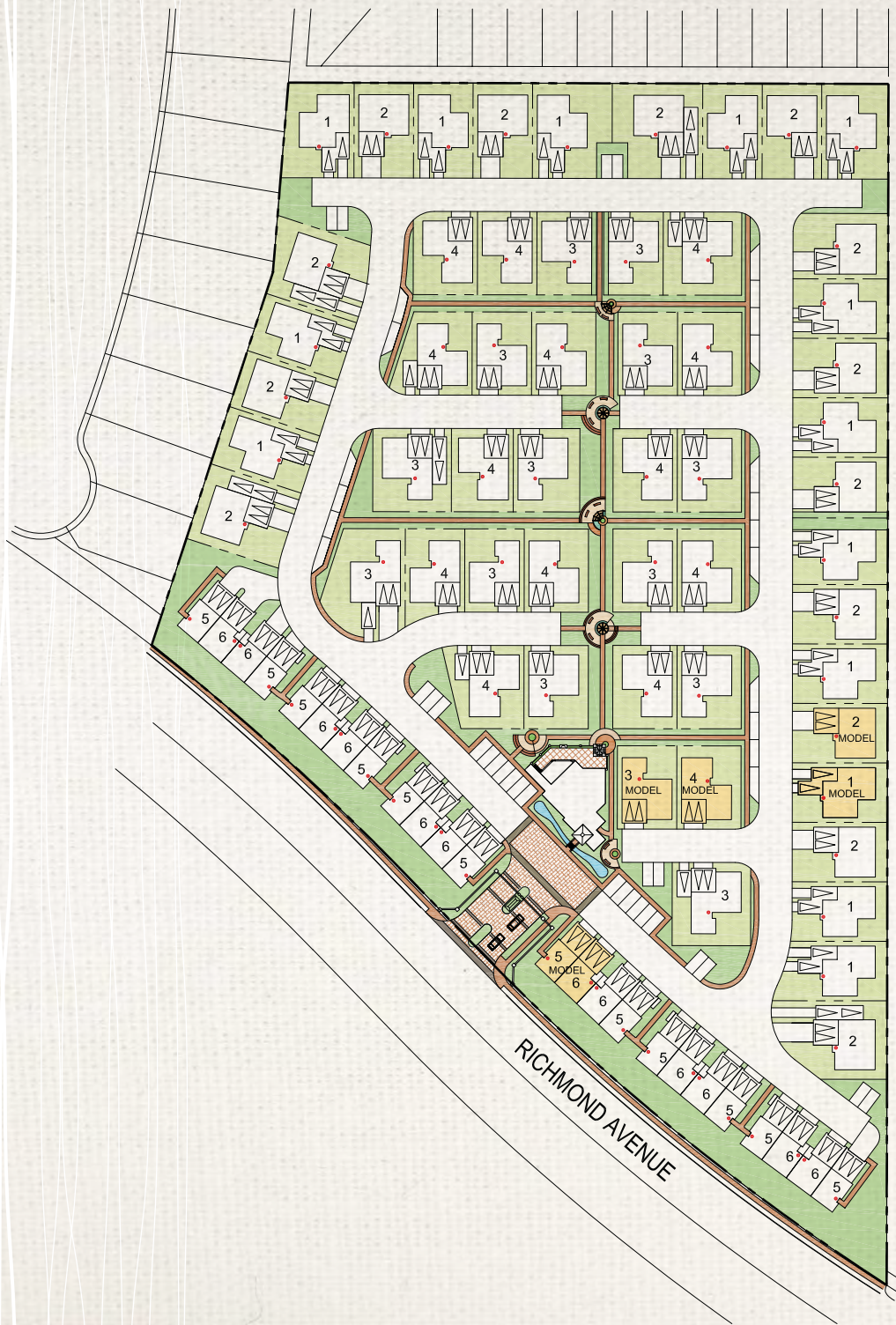




As you pass the guard gate, the impressive clubhouse prepares you for a unique streetscape experience punctuated with lush landscaping and calming water features. Townhomes and courtyard homes harmoniously create a residential escape like no other in Houston. Privacy, luxury and architectural distinction converge at the Royal Oaks Courtyard Villas...a quality development which is certain to be the benchmark for the future.







**THE TEAM**  
*Assembled from Coast To Coast*

**HOUSTON: McVaugh Custom Homes - BUILDER**  
 The Royal Oaks Courtyard Villas is an evolution of everything owner, Jim McVaugh has learned over 20 years of home building. McVaugh Custom Homes has reviewed, planed and prepared for the last three years. From integrating cutting edge technology, to maximizing the indoor and outdoor relationship, to introducing new products, this development goes beyond a personal interest in each home to a near obsession. Modern architecture, artistic inspiration and environmental purposefulness, this showcase community is a dream finally coming true.

**CALIFORNIA: Danielian Associates - ARCHITECT**  
 Danielian Associates is famed for enhancing lifestyles through design. Their west coast roots resonate in each exterior elevation at the Royal Oaks Courtyard Villas as well as their interior focus on comfort and a resident's total well-being.

**NEW ORLEANS AND HOUSTON: Montgomery Roth INTERIOR DESIGN**  
 An award-winning firm that delivers exceptional results based on a delicate balance of technology, aesthetics, and economics in the creation of functional environments. From the lighting to the flooring, each detail was selected to create the perfect balance in all six Courtyard Villas' unique design palettes.

**SCOTTSDALE AND CALIFORNIA: Summers/Murphy & Partners - LANDSCAPE ARCHITECT**  
 For 50 years, Summers/Murphy & Partners Landscape Architects has been providing highly creative and sustainable landscape architecture design solutions for a wide range of clients throughout the US.

FLOOR PLAN INSERTS



Royal Oaks Courtyard Villas is located at **11700 Richmond Avenue** and adjoins the west wall of Royal Oaks Country Club. The Courtyard Villas offer easy access to Houston's finest shopping, restaurants, and business centers as well as both Houston airports. The development is minutes from the West Houston Medical Center and three major highways.



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