

# Mar Bella, Texas

## Taylor Morrison is developing the master planned community of Mar Bella in League City, Texas.

The name, which is Spanish for 'beautiful sea' reflects the community's proximity to the coast as well as the interior lakes that will be the most visible features of the Mar Bella masterplan.

All 1,235 homes will be accredited under the USA Environmental Protection Agency and the USA Department of Energy's Energy Star programme. Mar Bella homes are actually being built to substantially higher standards of energy efficiency and environmental protection than Energy Star requires.

Environmental features inside the homes include extensive insulation as well as energy-efficient water heating, ceiling fans and air conditioning. Low emittance windows with tinted glass keep homes cool in summer and warm in winter.

The community has a coastal landscape theme and includes extensive landscaping. There are 30 acres of parks and open spaces for residents to enjoy, including a four-mile bicycle and walking trail system.

There are 55 acres of amenity lakes with aquatic planting and a winding trail system. They will provide wildlife habitats and recreation as well as serving as detention ponds for storm water run-off. The community also includes a 46-acre coastal nature preserve owned by the City of League City that will be protected as a sanctuary for migratory birds.

Opened in 2008, the community's new waterfront recreation centre covers 3.5 acres of land and includes a pavilion, a pool with bathhouse, a children's splash pad and a playground.

The community will include 75 acres of commercial space for retail and other uses. This is being designed to architecturally blend in with the homes, the nature preserve and the coastal setting of the community. In addition, a 100-acre school education village with an elementary, middle and high school for the community is being built next to Mar Bella.

An important feature of the homes is hurricane protection, including robust hurricane shutters. Thanks to our construction practices, Taylor Morrison homes sustained minimal damage during Hurricane Ike in 2008, despite the hurricane being one of the most destructive to ever hit the USA.

Mar Bella won Best Overall Design, Best Kitchen, Best Design and Best Curb Appeal in the Greater Houston Builders Association Parade of Homes Awards and Interior Design of the Year in the regional PRISM (Professional Results in Sales and Marketing) Awards.

