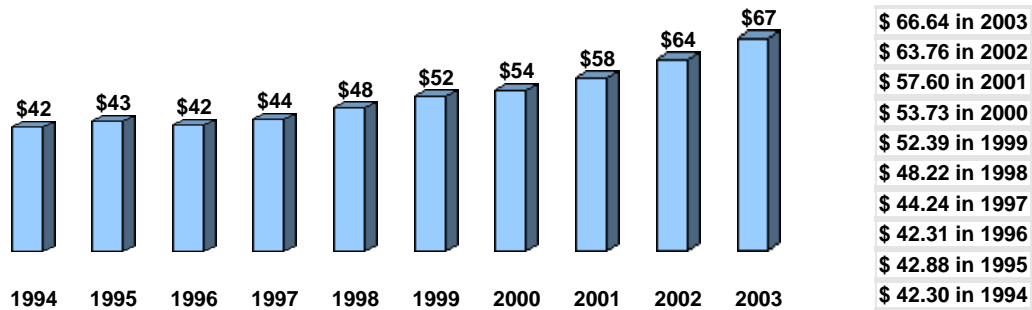


JAMESTOWN COLONY

Subdivision Facts for 2003

Single Family Properties	387	Med. Appraised Value	\$ 151,339
Average Bedrooms	3.50	Average Baths	2.10
Median Lot Square Ft.	7,600	Median Square Ft.	2,271
Median Year Built	1990	Median Price / Square ft.	\$ 66.64

Square Foot Price Change Data 1994 - 2003



Small size key for Jamestown Colony Owners

By KATHERINE FESER

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Jamestown Colony's cul-de-sac streets and small size give it a neighborly feel.

"It's not like one of your larger developments," says Cydney Parker, an agent with Re/Max West Houston Professionals. "They're kind of little pocket neighborhoods rather than a mass developed community."

Jamestown Colony is one of a cluster of "colony" neighborhoods in northwest Houston that share a recreation center, swimming pool and tennis courts.

The oldest homes were built in the early 1980s, mostly by Daiwa Homes. The original houses are often contemporary in style with high-pitched roofs, some with a Tudor flair. Resale houses start around \$80,000 and usually sell from \$46 to \$50 per square foot, Parker says.

A second wave of building began 1989 when David Weekley Homes and Brighton Homes came in. Ryland Homes and Meridian Homes built the most recent homes, with newer houses ranging from \$50 to \$55 per square foot, Parker says.

The newer homes feature high ceilings, game rooms and big kitchens, says Judy Anderson of Duffy & LaRoe, Realtors. They offer a good value because buyers can save on expenses such as window coverings and landscaping associated with a new house, Anderson says.

Jackie Leder moved to a Weekley house in the neighborhood in 1989, attracted by the affordability and extra finishes of the home.

"You get a lot more house for the money," Leder says. The four-bedroom home contains around 2,900 square feet with a butler's pantry, tile backsplashes in the kitchen, and a bay window with window seat. Because the family is downsizing, they're selling the house with an asking price of \$135,000.

Susan Bright lives in a "grandma-style" home built in 1985. As the lots on her block have filled with homes, her pie-shaped yard seems smaller. But she's happy about the trade-off as more families have moved in.

"It was a working neighborhood where people were gone during the daytime," Bright says. "It's changed."

To accommodate the children, one of the lots was turned into a playground with a Tom Sawyer look, complete with a wooden bridge and ropes for climbing.

Neighborhood facts and map

Number of homes 389

Median estimated tax \$4,417

Homeowners Association Fees \$300

School district Cypress-Fairbanks Independent School District

Schools Horne Elementary, Truitt Junior High and Langham Creek High