



CITY HOMES  
CHOICE

# COLONIAL HEIGHTS

A new community in Katy



**Paul Taylor | (713) 575-8000**

[pt@citychoicegroup.com](mailto:pt@citychoicegroup.com)

Please Visit Our Model Home: 1522 Colonial Junction Dr. Katy TX 77493

CHOICE IS THE ULTIMATE LUXURY





# COLONIAL HEIGHTS

## QUICK MOVE-IN HOMES

**1504 Colonial Gorge**  
\$364,700 **\$327,700**

3 beds | 2.5 baths | 2 car garage  
1,809 sq. ft.  
**AVAILABLE NOW**

**1506 Colonial Gorge**  
\$386,700 **\$334,900**

4 beds | 2.5 baths | 2 car garage  
1,861 sq. ft.  
**AVAILABLE NOW**

**1508 Colonial Gorge**  
\$383,700 **\$331,700**

4 beds | 2.5 baths | 2 car garage  
1,855 sq. ft.  
**AVAILABLE NOW**

**1510 Colonial Gorge**  
\$389,700 **\$337,900**  
**SOLD**  
3 beds | 2.5 baths | 2 car garage  
1,916 sq. ft.  
**AVAILABLE NOW**

**1512 Colonial Gorge**  
\$394,700 **\$339,900**

3 beds | 2.5 baths | 2 car garage  
1,931 sq. ft.  
**AVAILABLE NOW**

**1514 Colonial Gorge**  
\$384,700 **\$334,900**

4 beds | 2.5 baths | 2 car garage  
1,861 sq. ft.  
**AVAILABLE NOW**

**1516 Colonial Gorge**  
\$381,700 **\$330,700**

4 beds | 2.5 baths | 2 car garage  
1,844 sq. ft.  
**AVAILABLE NOW**

**1524 Colonial Junction**  
\$388,700 **\$334,900**

3 beds | 2.5 baths | 2 car garage  
1,916 sq. ft.  
**AVAILABLE NOW**

**1526 Colonial Junction**  
\$391,700 **\$334,900**

3 beds | 2.5 baths | 2 car garage  
1,931 sq. ft.  
**AVAILABLE NOW**

**continued**

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COLONIAL HEIGHTS  
QUICK MOVE-IN HOMES

**24402 Colonial Willow**

\$379,700 **\$337,000**

3 beds | 2.5 baths | 2 car garage  
1,877 sq. ft.

AVAILABLE NOW

**SOLD**

**24404 Colonial Willow**

\$367,700 **\$309,900**

3 beds | 2.5 baths | 2 car garage  
1,809 sq. ft.

AVAILABLE NOW

**24403 Colonial Willow**

\$383,700 **\$334,700**

4 beds | 2.5 baths | 2 car garage  
1,844 sq. ft.

AVAILABLE NOW

**24405 Colonial Willow**

\$383,700 **\$334,900**

4 beds | 2.5 baths | 2 car garage  
1,861 sq. ft.

AVAILABLE NOW

**1518 Colonial Gorge**

\$389,700 **\$337,900**

3 beds | 2.5 baths | 2 car garage  
1,916 sq. ft.

AVAILABLE NOW

**1520 Colonial Gorge**

\$392,700 **\$339,900**

3 beds | 2.5 baths | 2 car garage  
1,931 sq. ft.

AVAILABLE NOW

**1522 Colonial Gorge**

\$384,700 **\$327,900**

4 beds | 2.5 baths | 2 car garage  
1,861 sq. ft.

AVAILABLE NOW

**1524 Colonial Gorge**

\$379,700 **\$337,900**

4 beds | 2.5 baths | 2 car garage  
1,855 sq. ft.

AVAILABLE NOW

**24403 Colonial Mound**

\$379,700 **\$337,000**

3 beds | 3.5 baths | 2 car garage  
1,877 sq. ft.

AVAILABLE NOW

**SOLD**

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continued

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COLONIAL HEIGHTS  
QUICK MOVE-IN HOMES

**24408 Colonial Willow**

~~\$389,900~~ **\$321,900**

3 beds | 3.5 baths | 2 car garage  
1,931 sq. ft.

**24407 Colonial Willow**

~~\$394,700~~ **\$342,900**

3 beds | 2.5 baths | 2 car garage  
1,931 sq. ft.

**24409 Colonial Willow**

~~\$392,900~~ **\$339,900**

3 beds | 2.5 baths | 2 car garage  
1,916 sq. ft.

**24410 Colonial Willow**

~~\$367,700~~ **\$321,900**

3 beds | 2.5 baths | 2 car garage  
1,809 sq. ft.

**24412 Colonial Willow**

~~\$339,900~~ **\$317,700**

3 beds | 2.5 baths | 2 car garage  
1,516 sq. ft.

**24411 Colonial Willow**

~~\$367,700~~ **\$309,900**

3 beds | 2.5 baths | 2 car garage  
1,809 sq. ft.

**24413 Colonial Willow**

~~\$342,700~~ **\$284,900**

3 beds | 2.5 baths | 2 car garage  
1,516 sq. ft.

**24405 Colonial Mound**

~~\$367,700~~ **\$317,700**

3 beds | 2.5 baths | 2 car garage  
1,809 sq. ft.

**24406 Colonial Willow**

~~\$387,700~~ **\$319,900**

3 beds | 2.5 baths | 2 car garage  
1,916 sq. ft.

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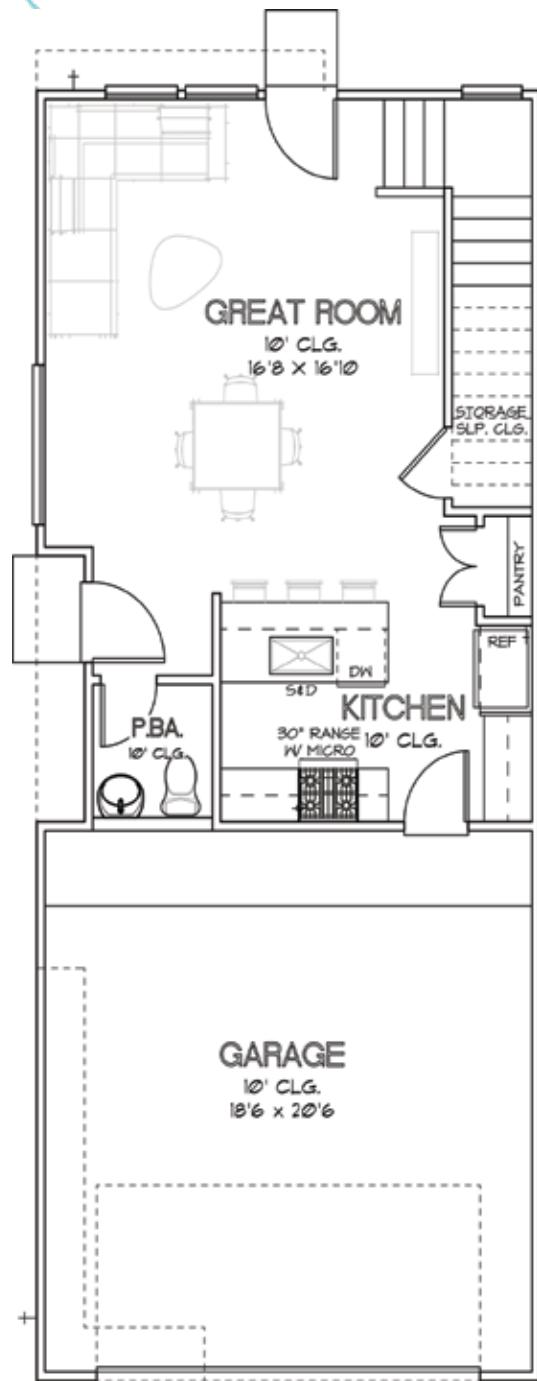
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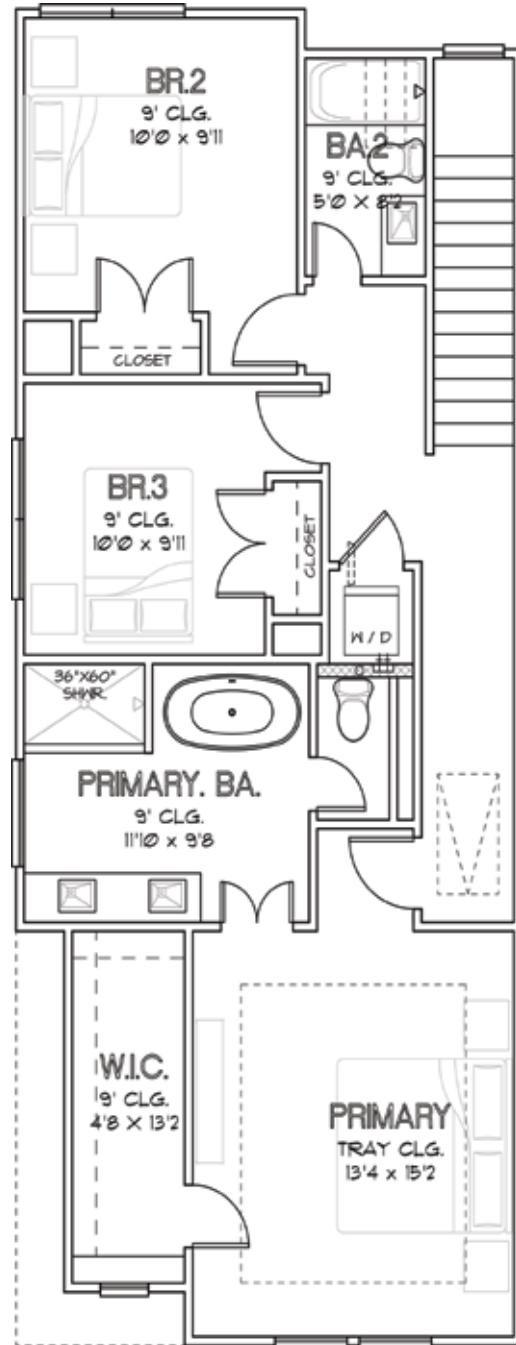


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COLONIAL HEIGHTS  
PLAN 1504  
1,504 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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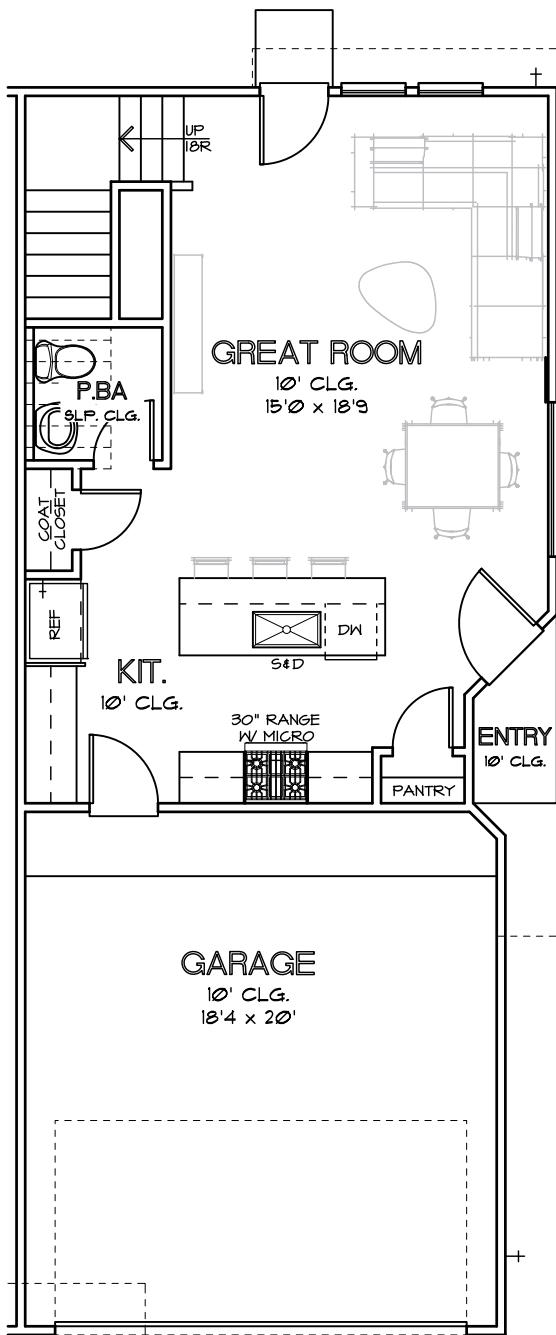


CITY HOMES  
CHOICE

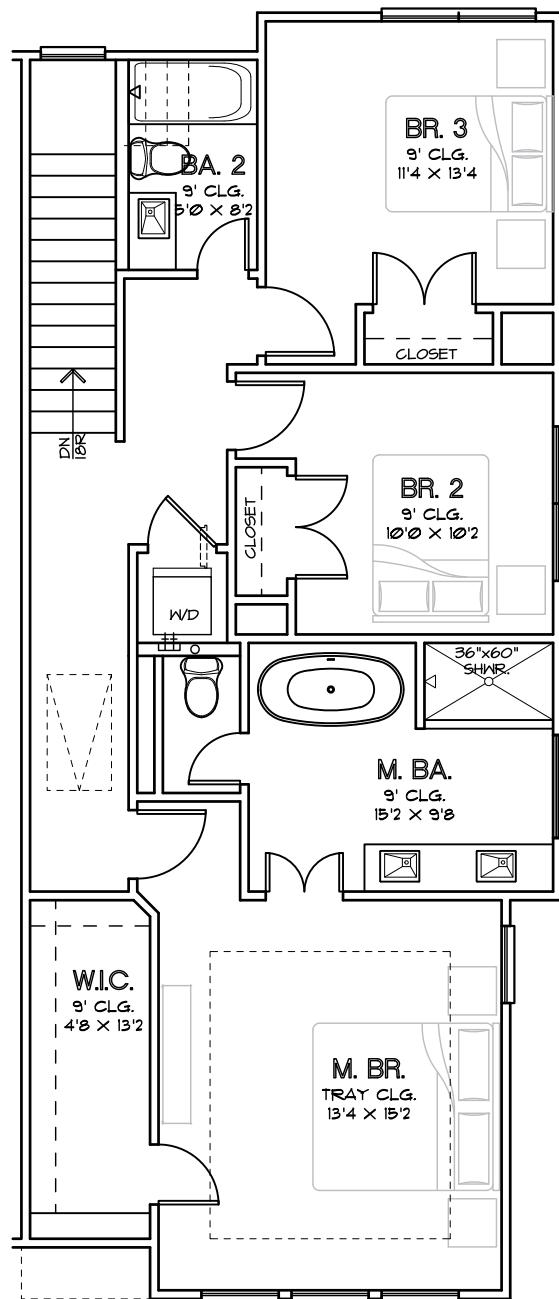
# COLONIAL HEIGHTS

## PLAN 1513

### 1,513 SQ.FT.



## FIRST FLOOR



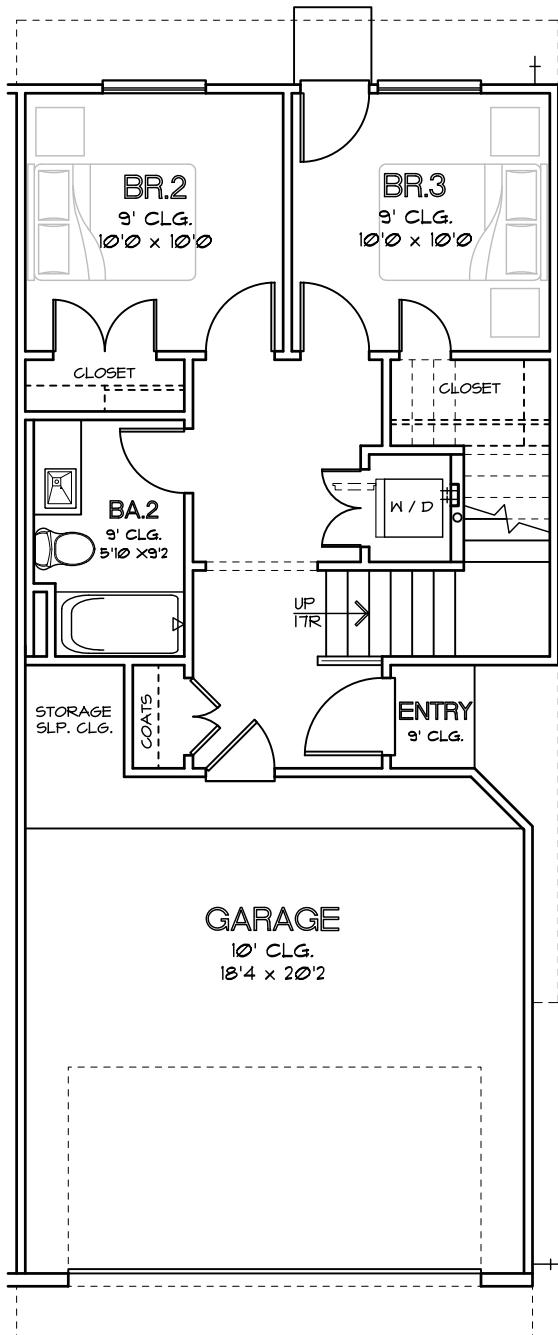
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CHOICE IS THE ULTIMATE LUXURY

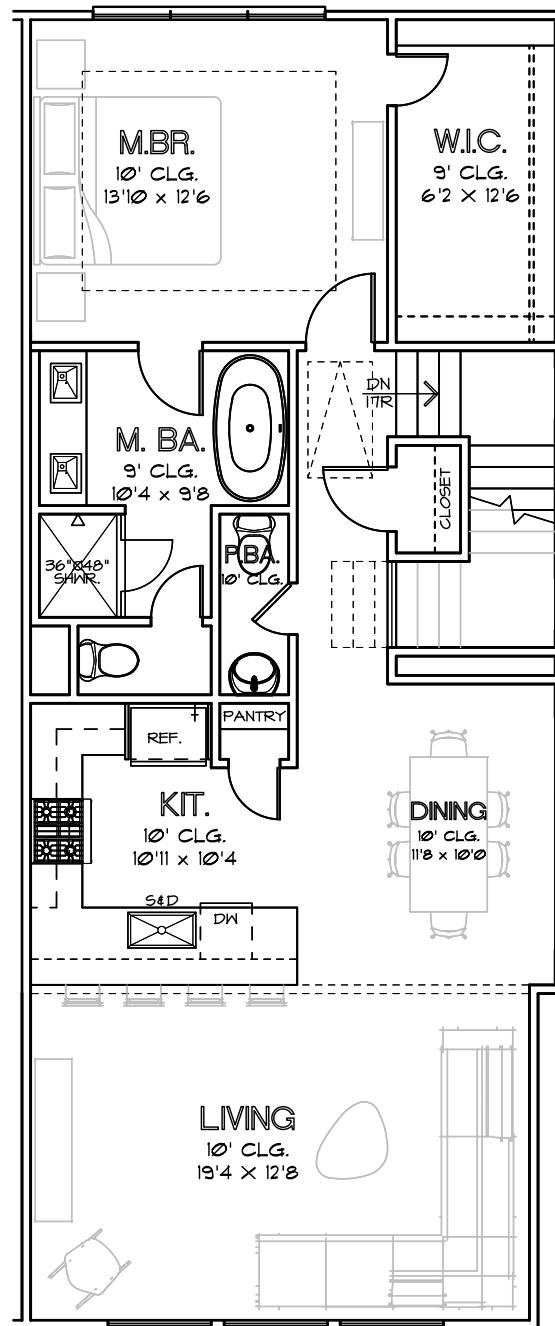


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COLONIAL HEIGHTS  
PLAN 1516  
1,516 SQ.FT.



FIRST FLOOR



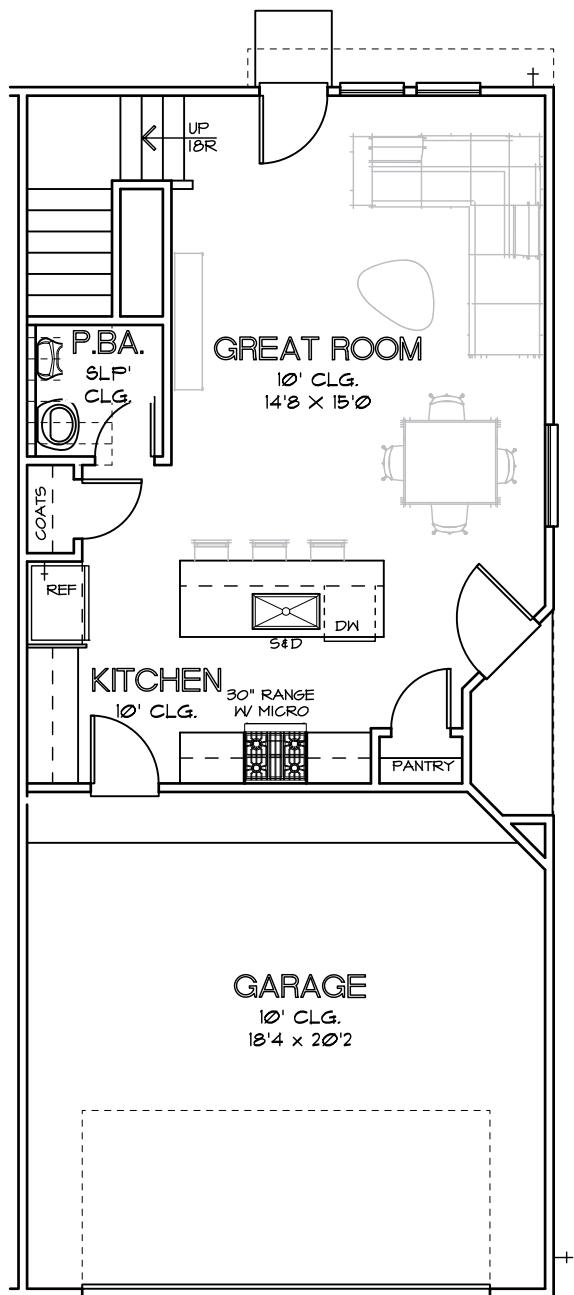
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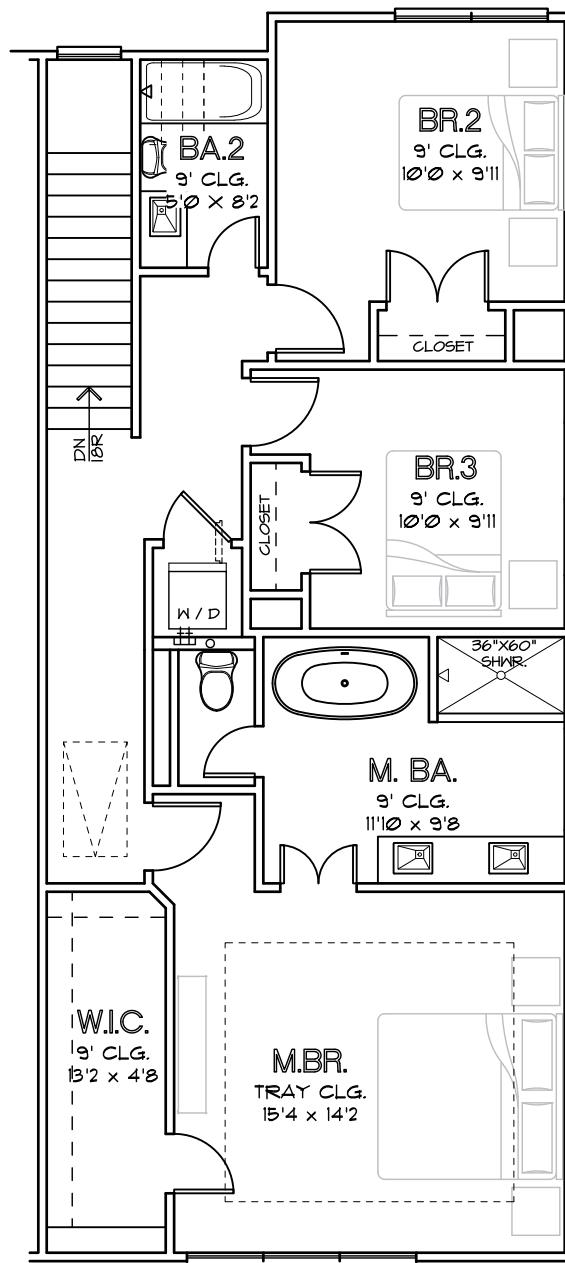


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COLONIAL HEIGHTS  
PLAN 1524  
1,524 SQ.FT.



FIRST FLOOR



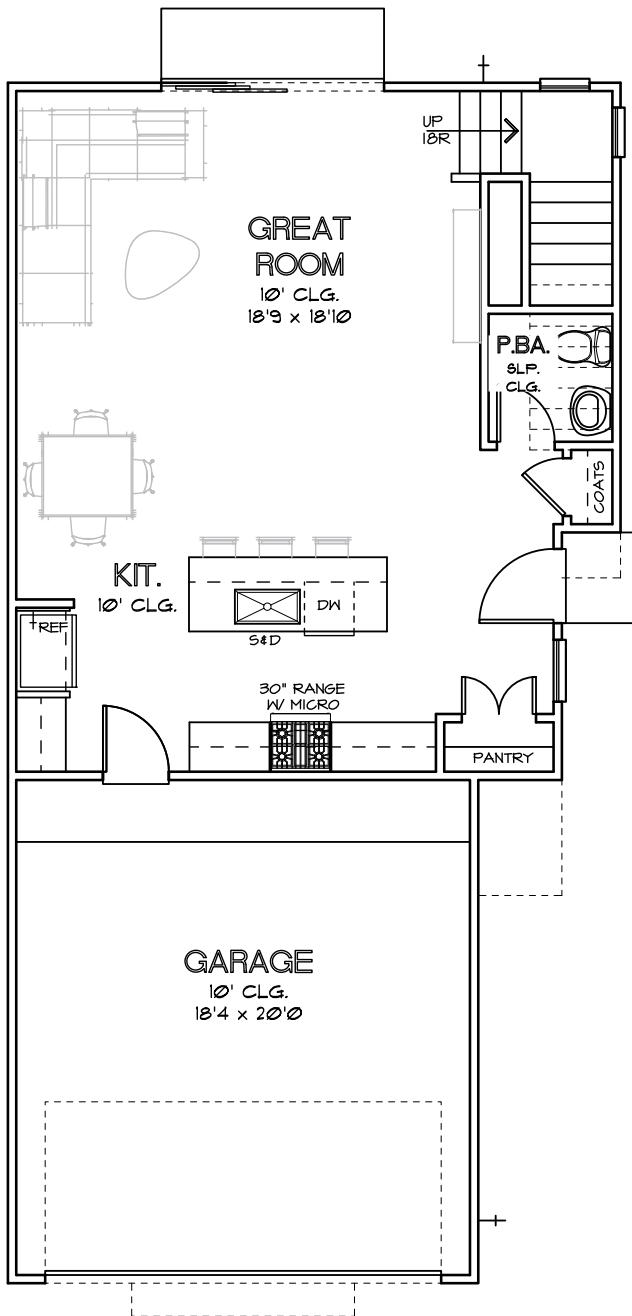
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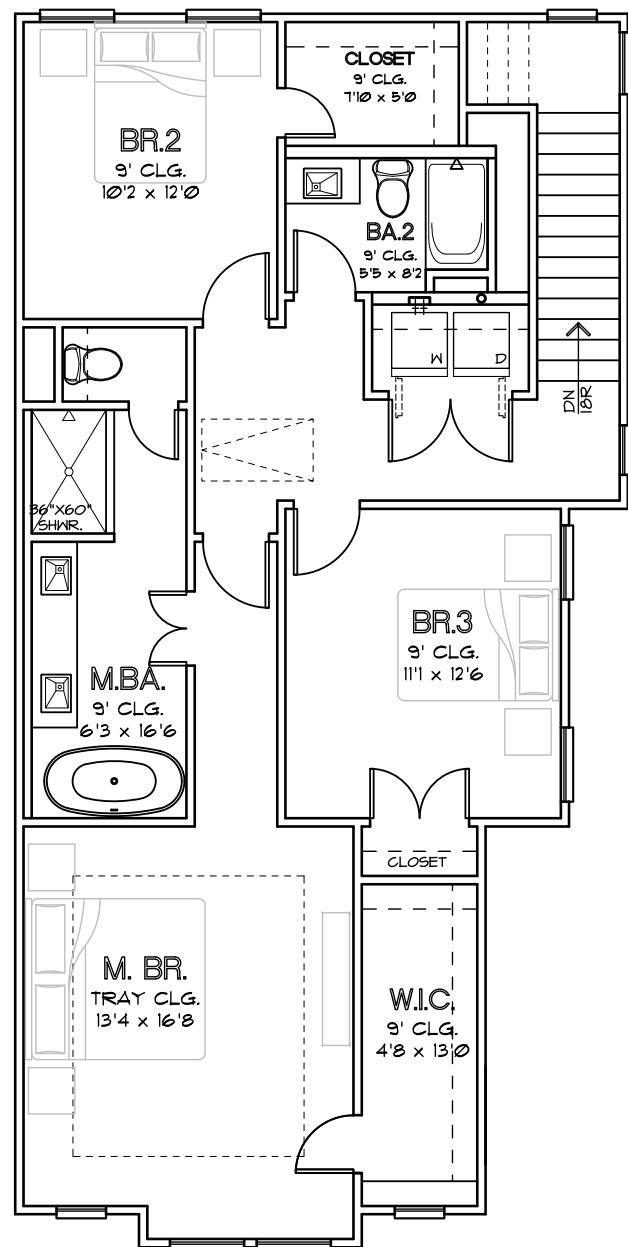


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COLONIAL HEIGHTS  
PLAN 1700  
1,700 SQ.FT.



FIRST FLOOR



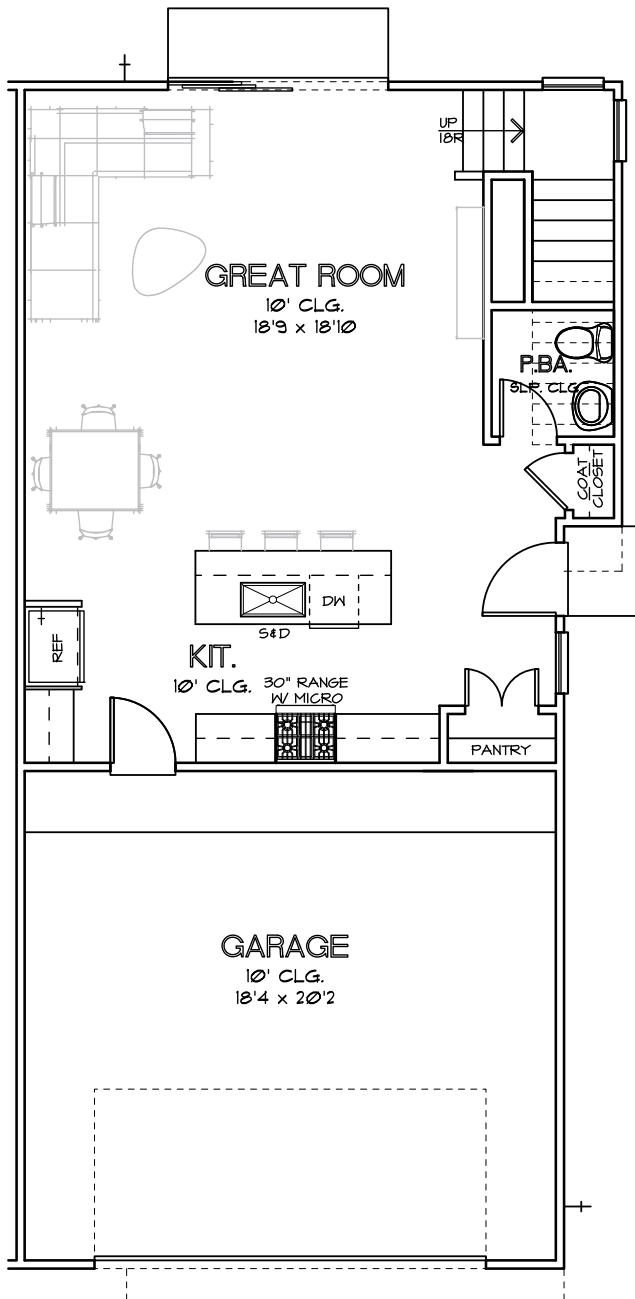
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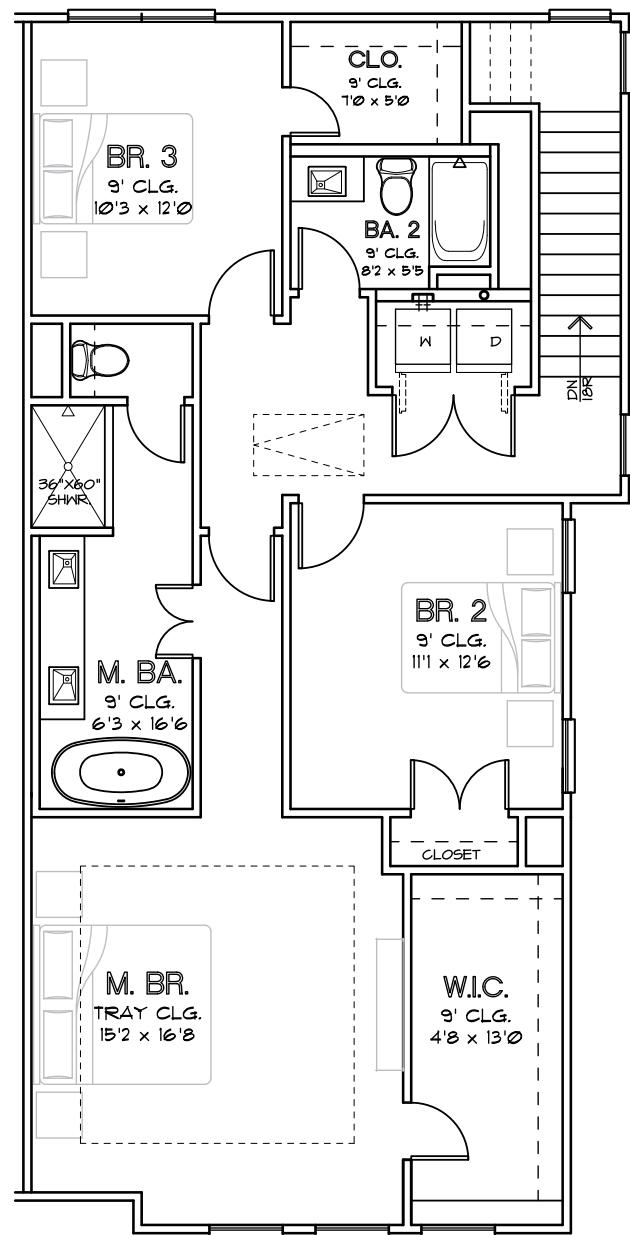


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1765  
1,765 SQ.FT.



FIRST FLOOR



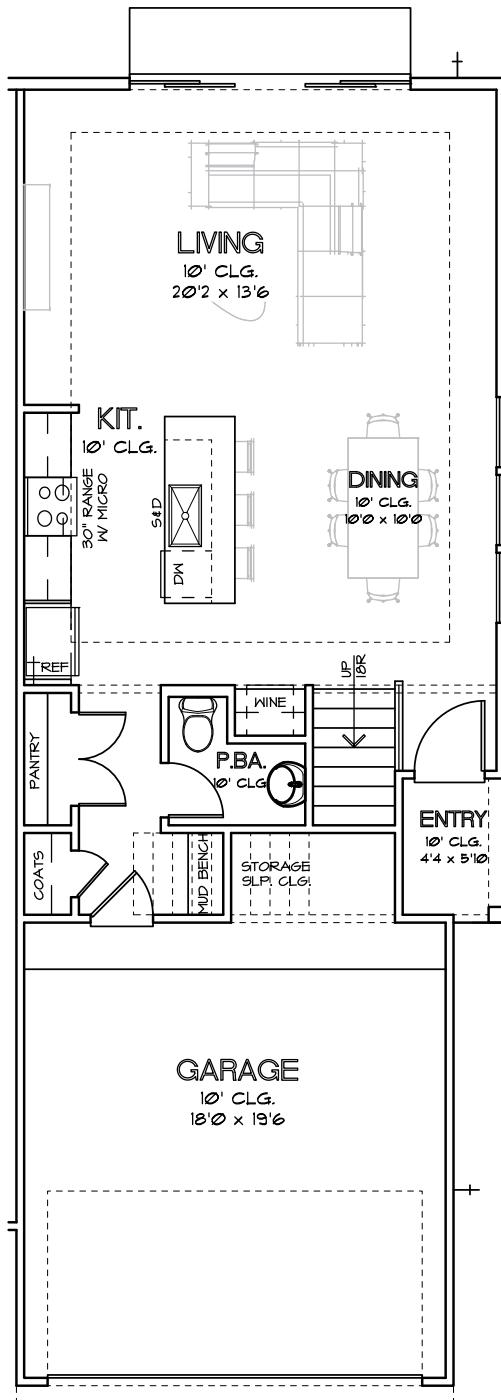
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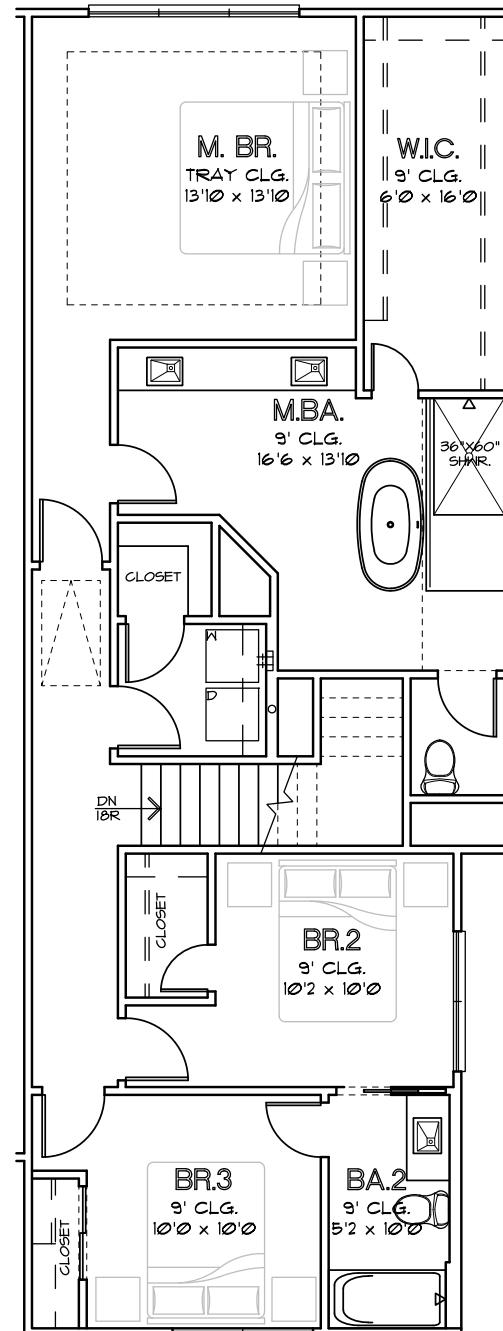


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1809  
1,809 SQ.FT.



## FIRST FLOOR



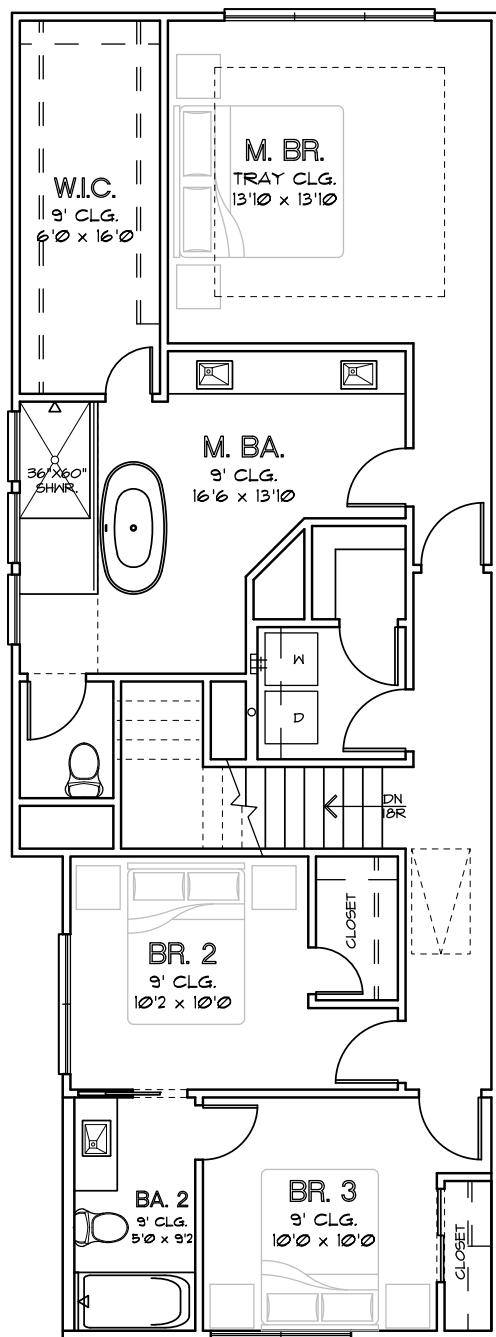
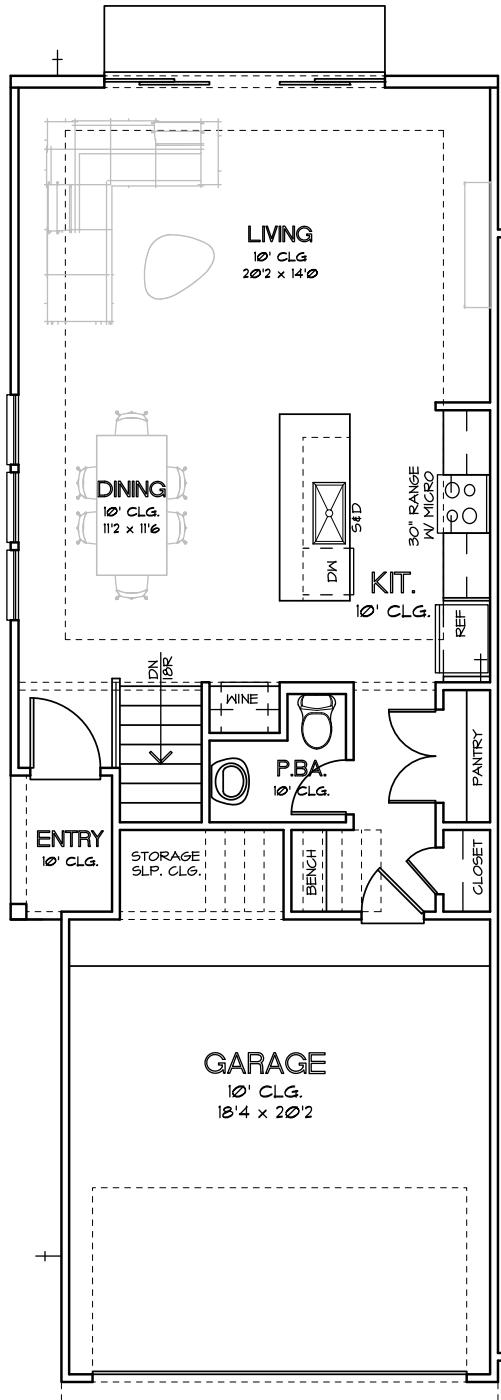
## SECOND FLOOR

# CHOICE IS THE ULTIMATE LUXURY



CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1814  
1,814 SQ.FT.

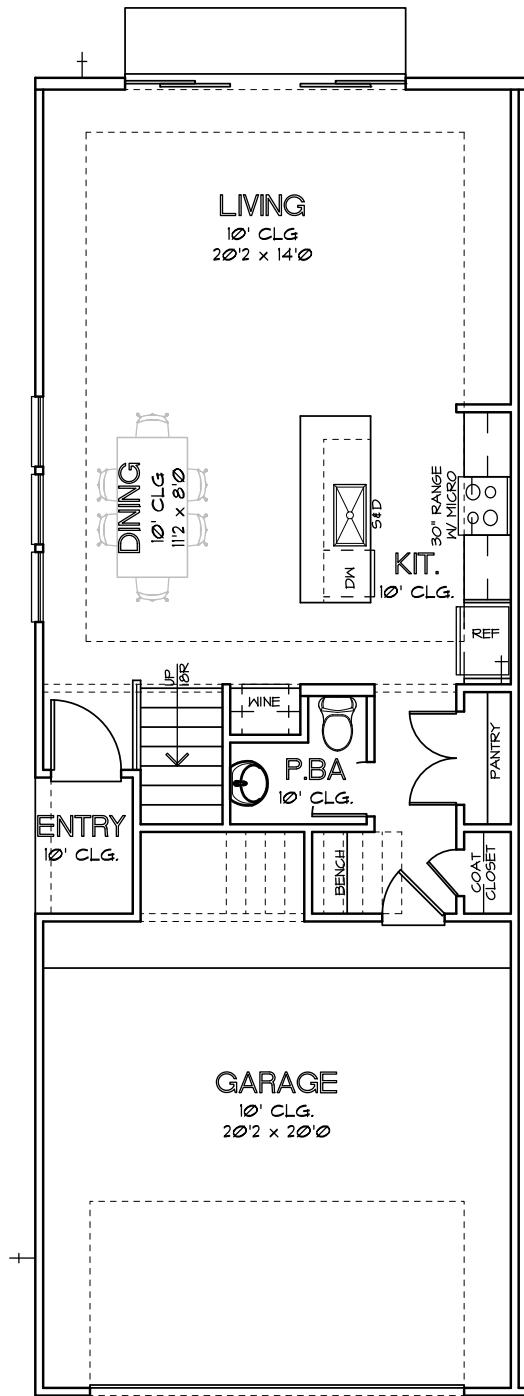


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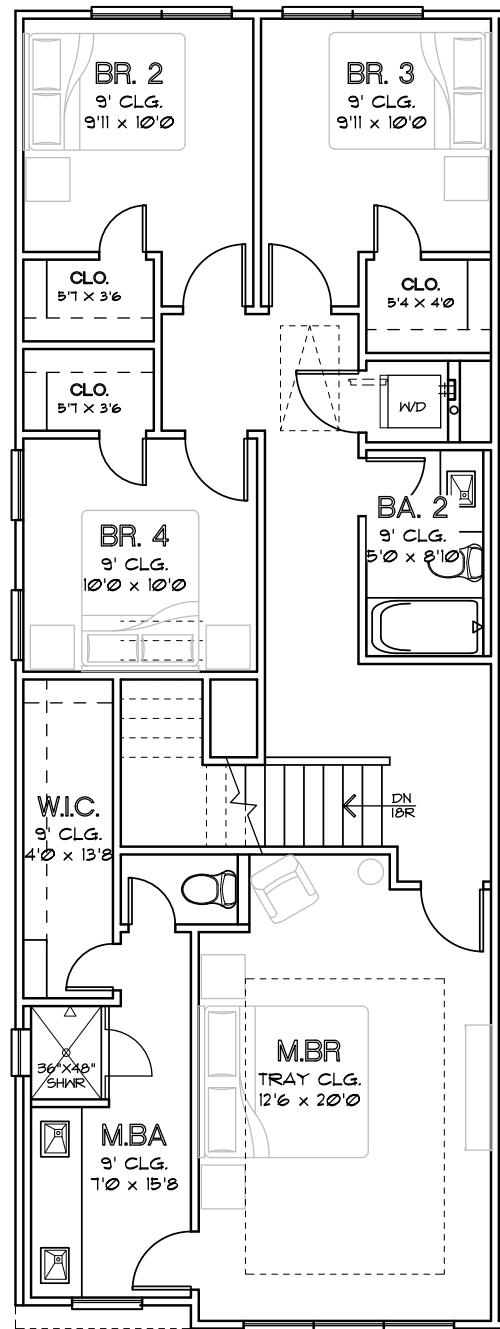


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1844  
1,844 SQ.FT.



FIRST FLOOR



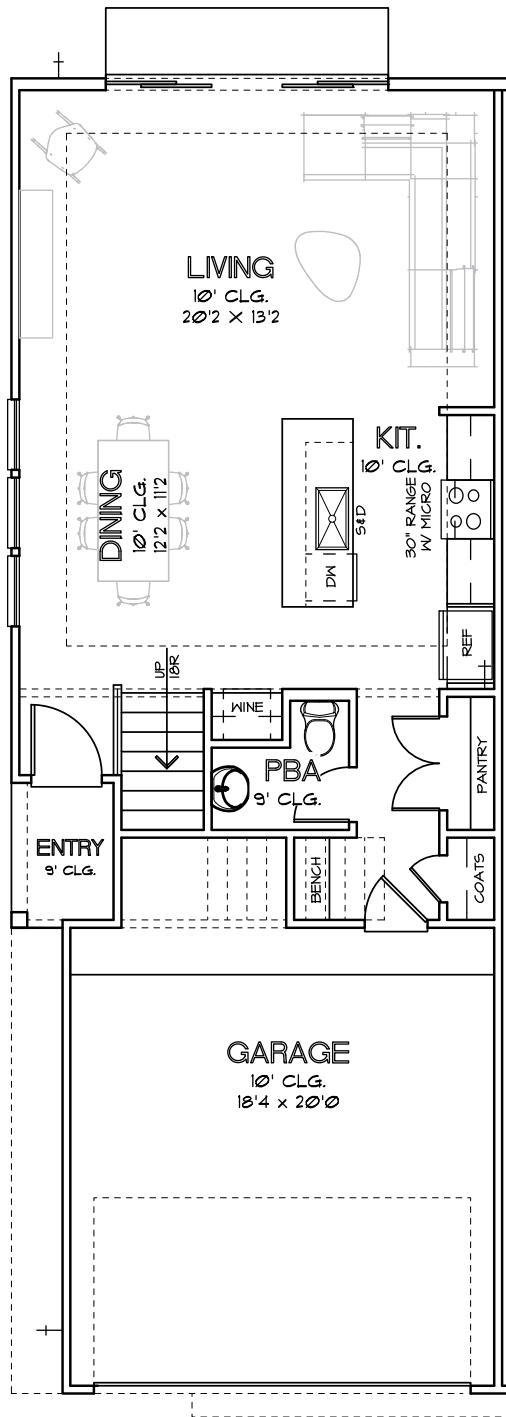
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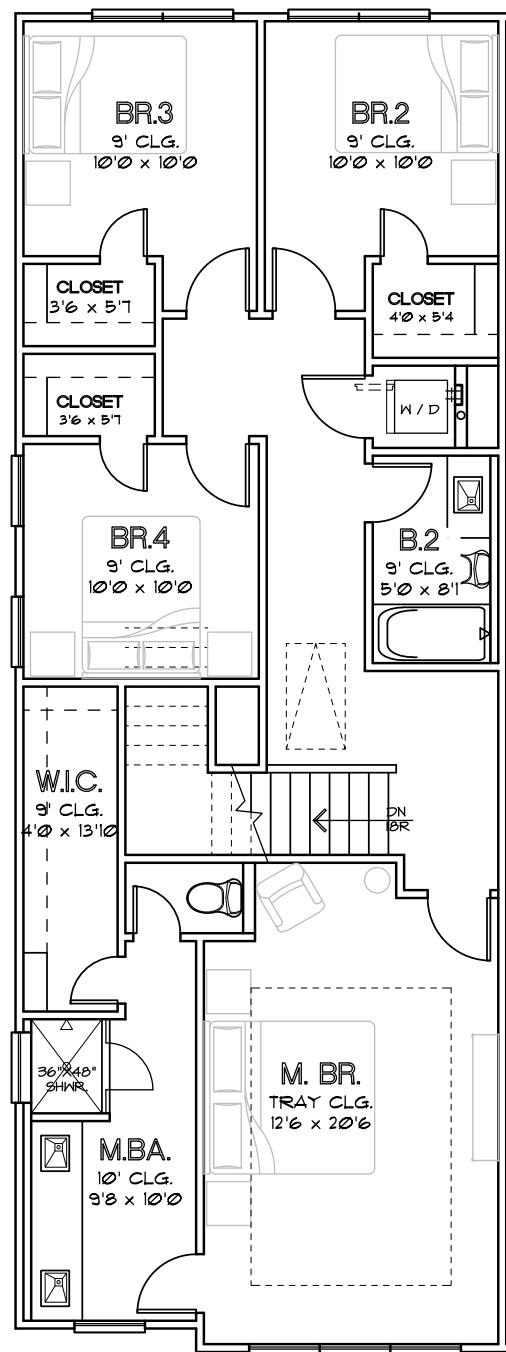


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1855  
1,855 SQ.FT.



FIRST FLOOR



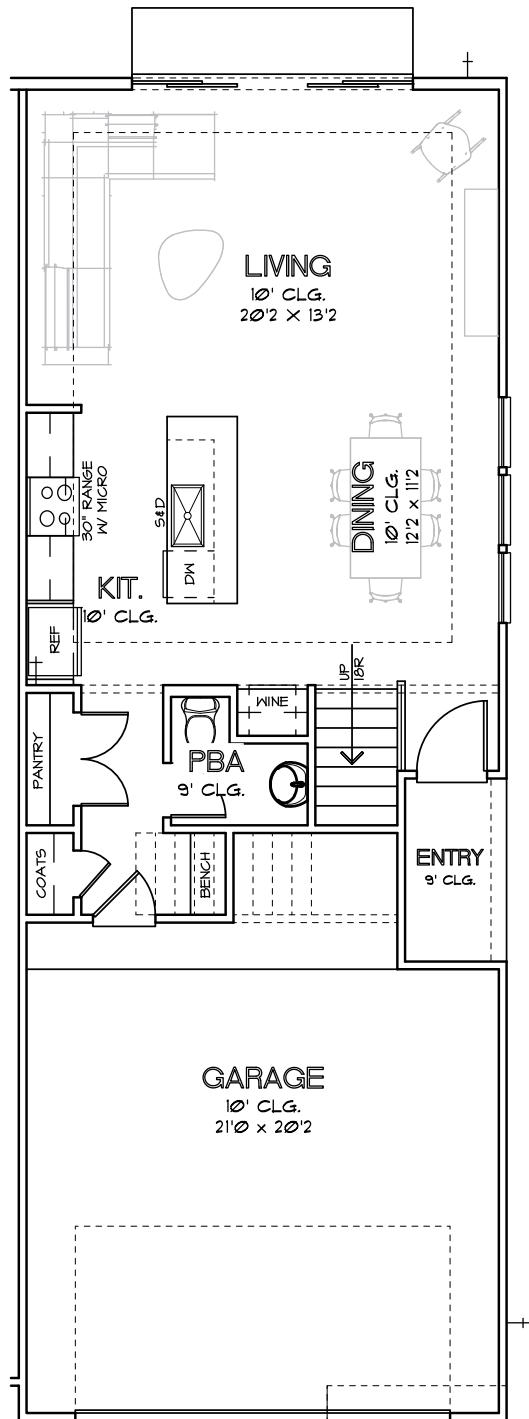
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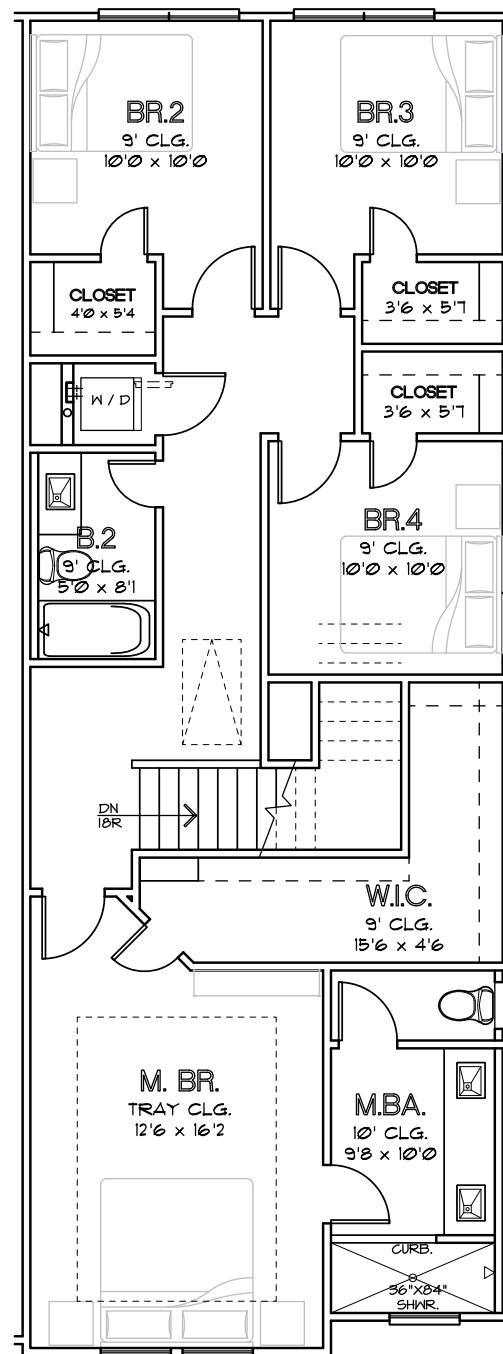


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COLONIAL HEIGHTS  
PLAN 1861  
1,861 SQ.FT.



FIRST FLOOR



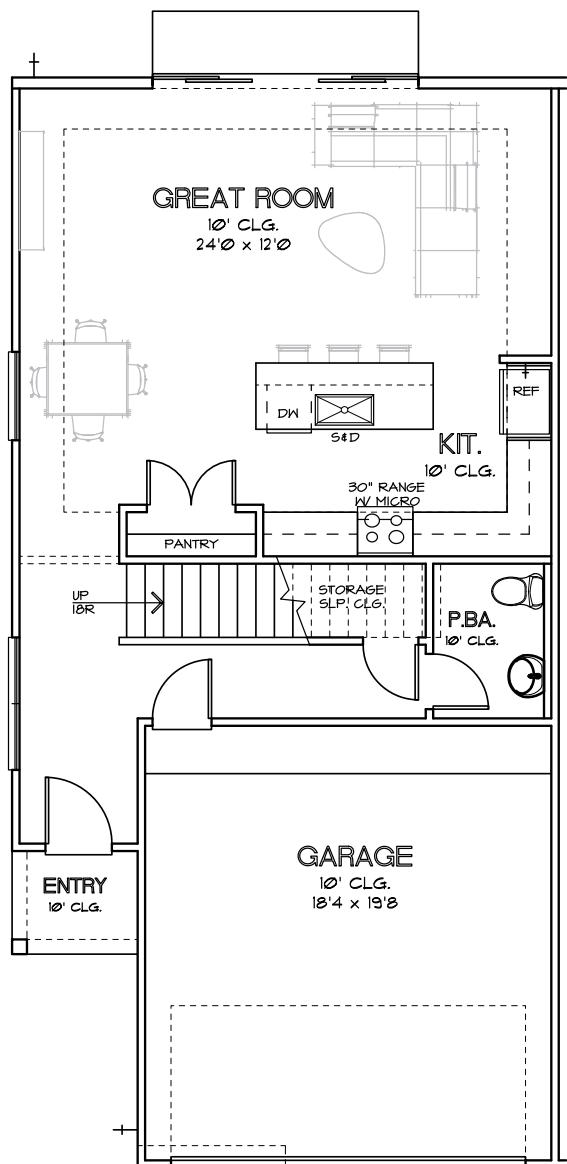
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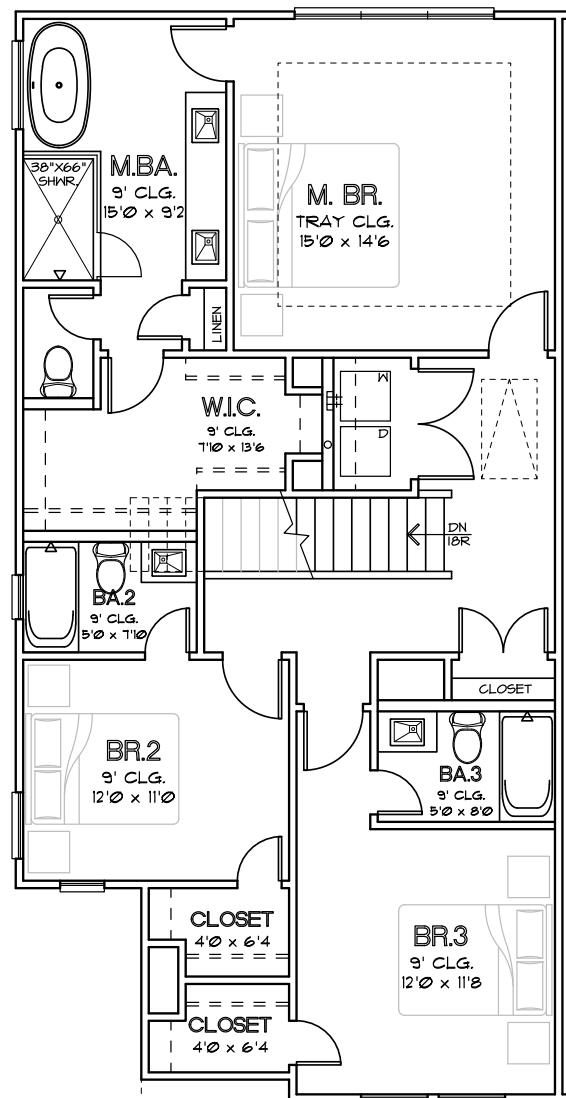


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COLONIAL HEIGHTS  
PLAN 1877  
1,877 SQ.FT.



FIRST FLOOR



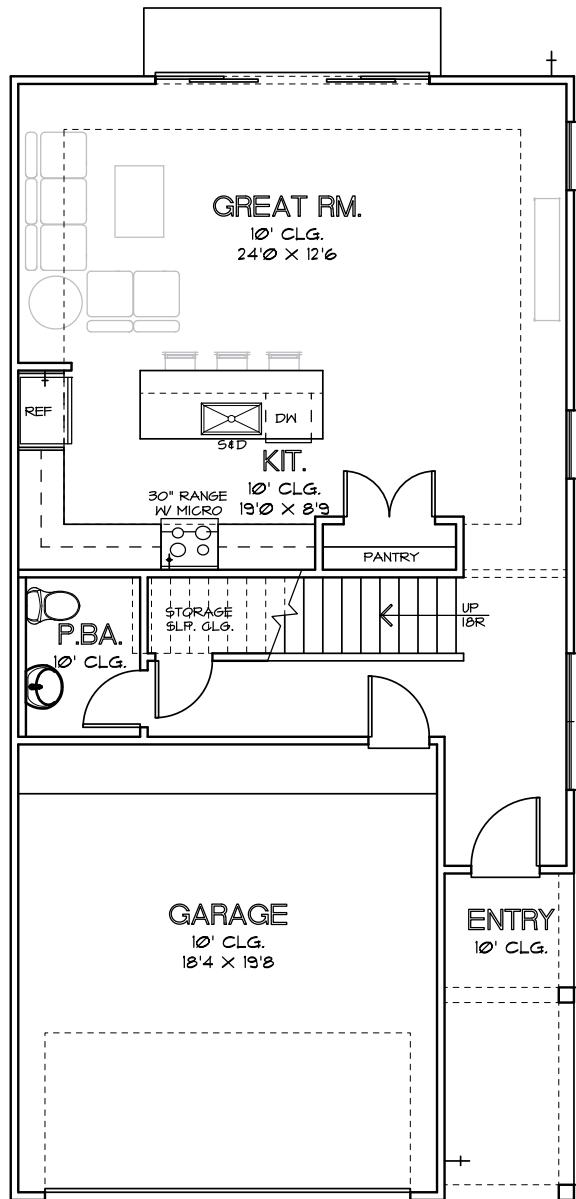
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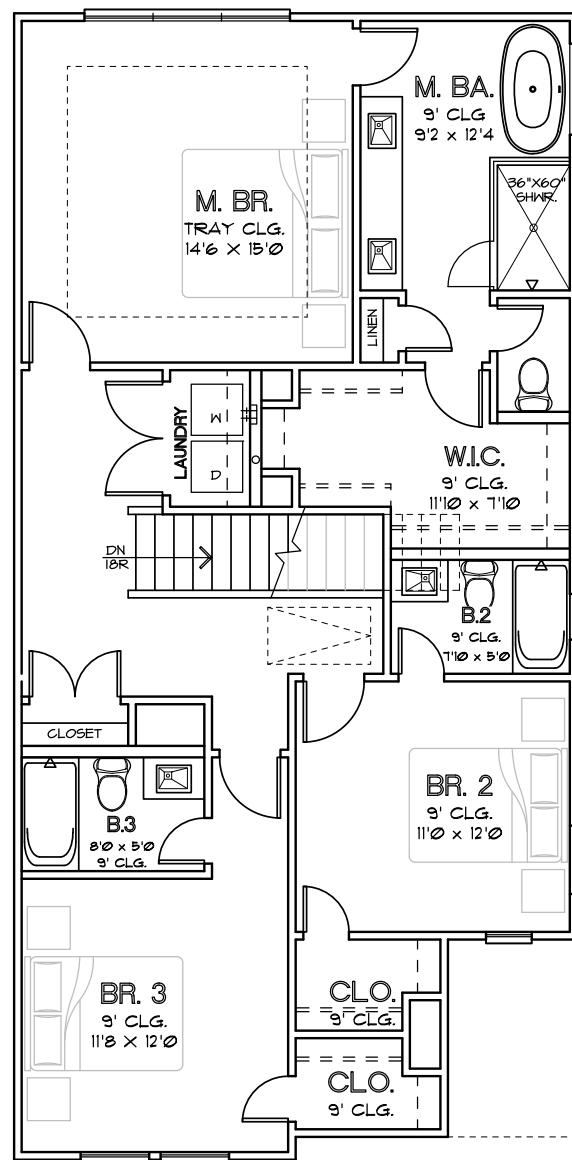


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1902  
1,902 SQ.FT.



FIRST FLOOR



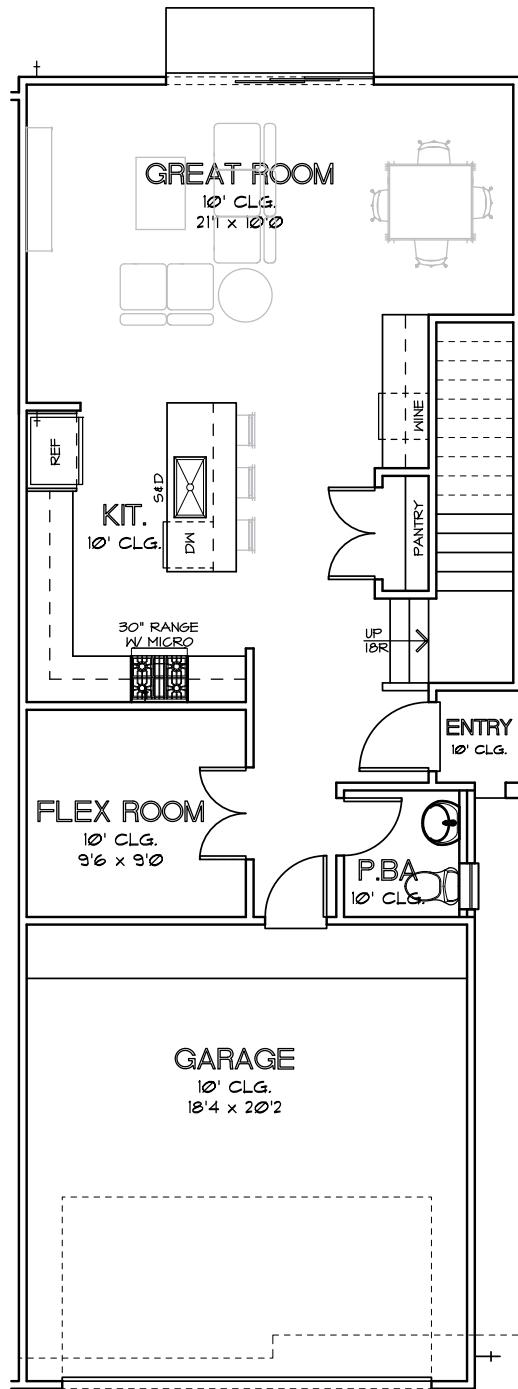
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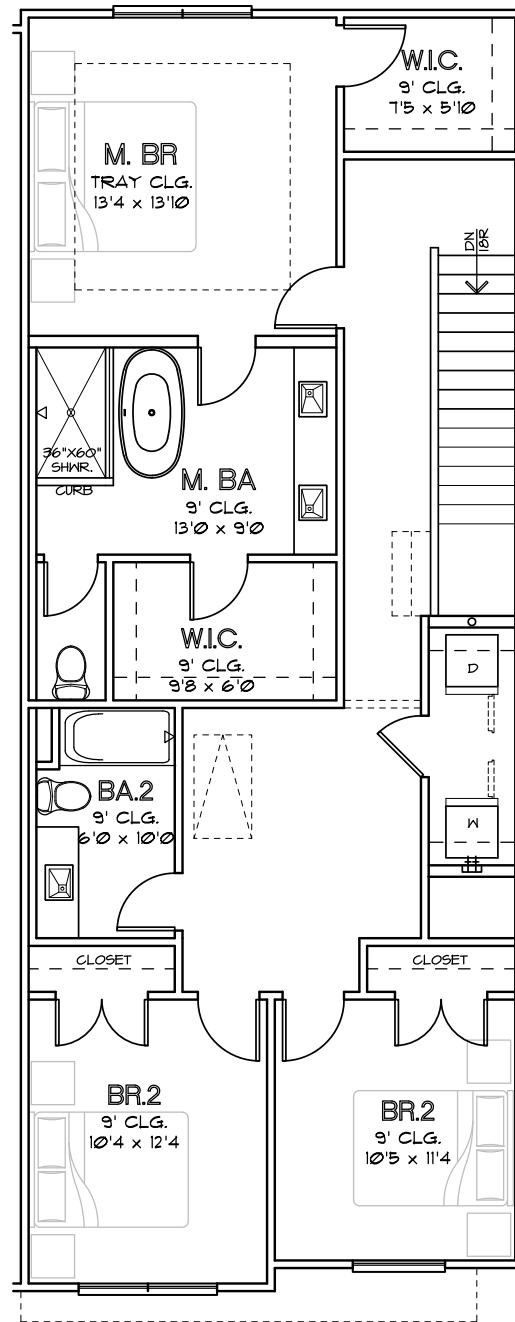


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COLONIAL HEIGHTS  
PLAN 1916  
1,916 SQ.FT.



FIRST FLOOR



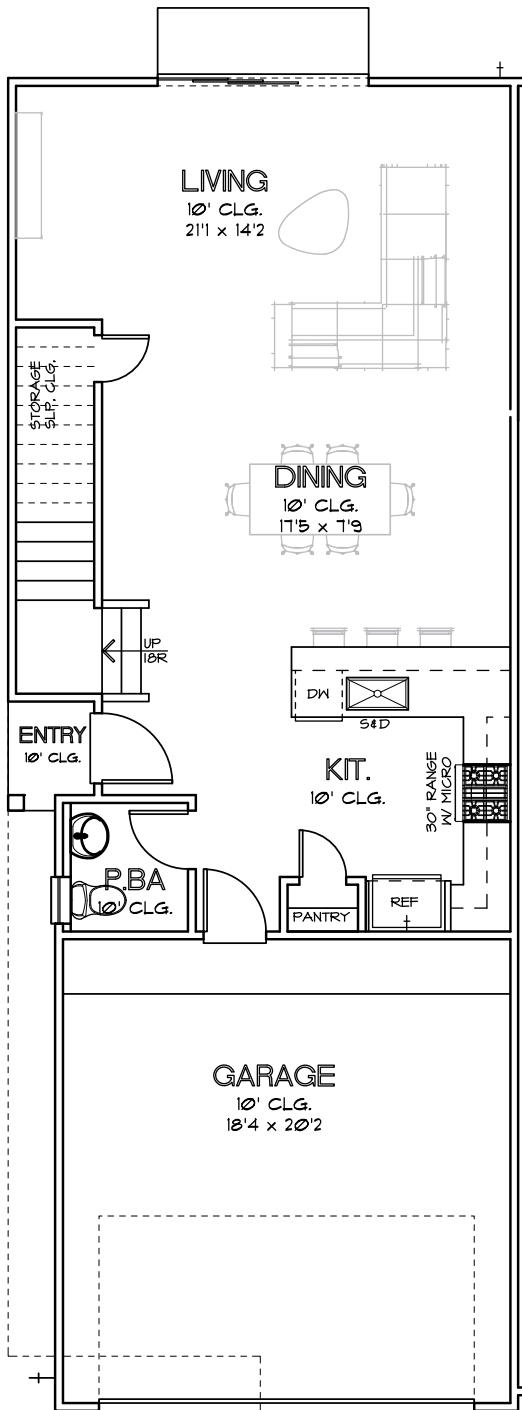
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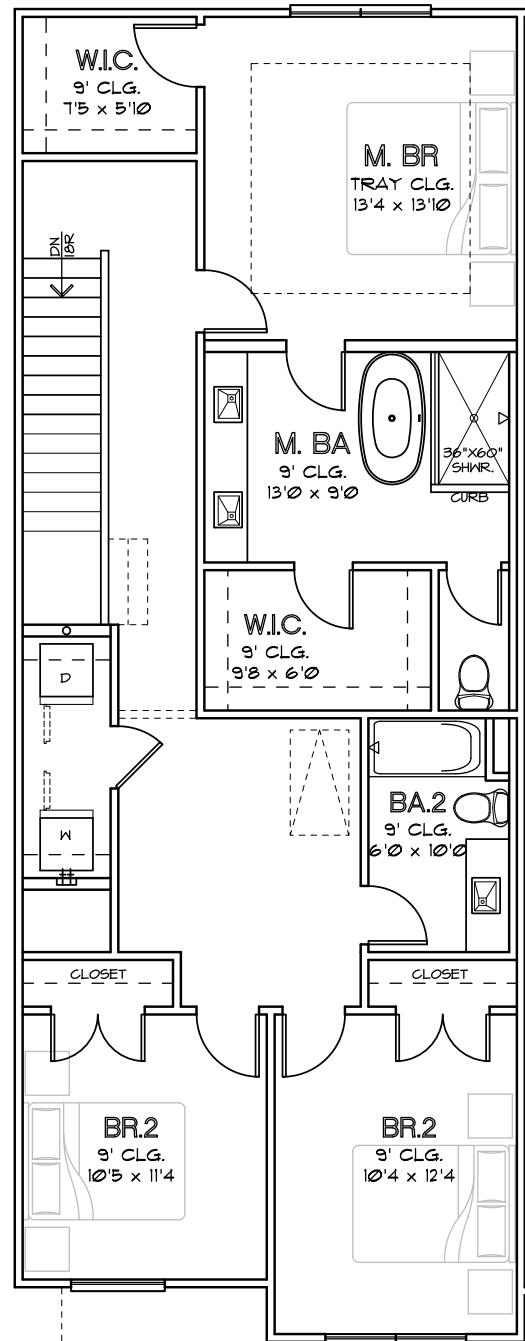


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1931  
1,931 SQ.FT.



FIRST FLOOR



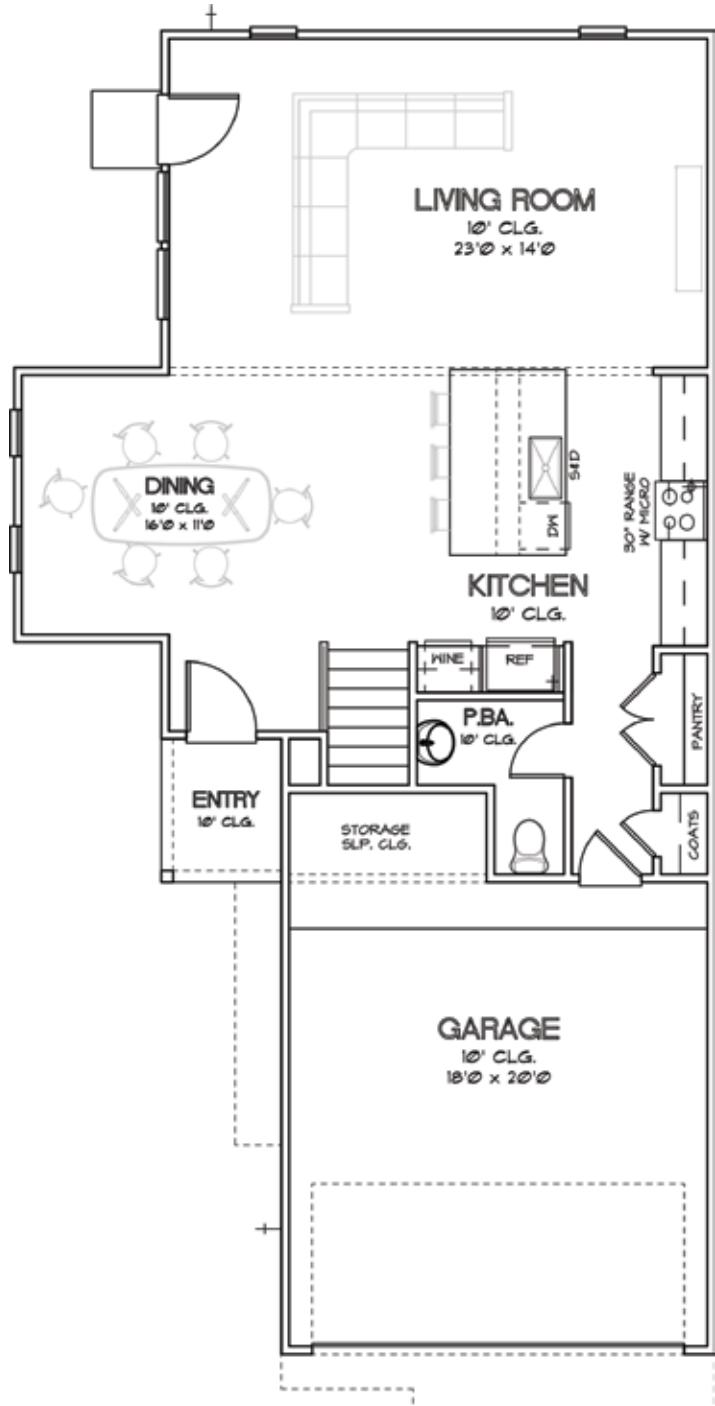
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

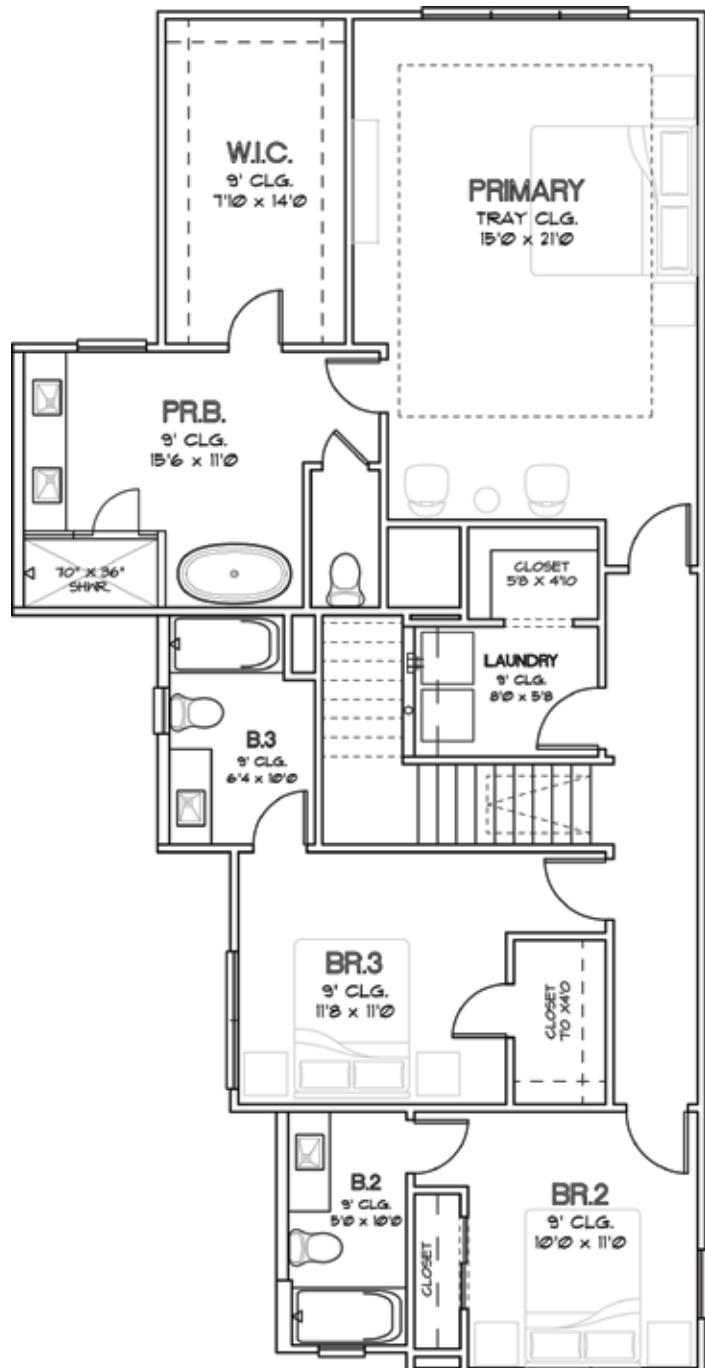


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 2220  
2,220 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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# COLONIAL HEIGHTS

## FEATURES & SPECIFICATIONS

### **FIRST FLOOR (KITCHEN, DINING, LIVING ROOM):**

- Engineered Swiss Flooring throughout First Floor
- Engineered Swiss Treads on Stairs
- Quartz Countertops
- Backsplash, White Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

### **SECOND FLOOR (BEDROOMS):**

- Designer Plush Carpet with Padding

### **Master Bathroom:**

- Tile, Bath & Shower Tile
- Freestanding Soaking Tub in All Units
- Glass Enclosed Shower
- Modern Chrome Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Shaker Cabinets

### **Secondary Bathroom:**

- Tile Flooring in Shower
- Quartz Countertops
- Undermount Sink
- Modern Chrome Plumbing Fixtures
- Shaker-Style Cabinets
- Tub/Shower Combo

### **MECHANICAL SPECIFICATIONS :**

#### **Foundation:**

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

#### **Frame and Cornice:**

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Windstorm per Plans and Codes

#### **Windows:**

- Vinyl/Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

#### **Ceiling Heights:**

- Varies by Floor Plan

#### **Roofing:**

- 25 Year Roof Shingle

#### **Air Conditioning and Heating:**

- 3 Ton A/C on Smaller Plans (<1600 sf)
- 3.5 Ton A/C on Larger Plans (>1700 sf)
- High-efficiency Condensing Unit
- High-efficiency Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

#### **Electrical:**

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as per Floor Plans
- Recessed Can Lighting

#### **Plumbing:**

- CPVC Vents and Drain Pipes
- Insulated Exposed Water Lines
- (1) Water Heater
- Modern Chrome Plumbing Fixtures

#### **Insulation:**

<b>Area:</b>	<b>Material:</b>	<b>R-Value:</b>
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

#### **Appliances:**

- Dishwasher: Samsung
- Cooktop: Samsung
- Microwave: Samsung

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# COLONIAL HEIGHTS

## COMMUNITY INFORMATION

### Katy Independent School District

#### Robert King Elementary School

1901 Charlton House Ln, Katy, TX 77493  
(281) 237-6850

#### Katy Junior High School

5350 Franz Rd, Katy, TX 77493  
(281) 237-6800

#### Morton Ranch High School

21000 Franz Rd, Katy, TX 77449  
(281) 237-7800

### HOA Information

**Management Company:** Beacon Residential Management

**Annual Dues:** \$1,100

**Capital Reserve Contribution:** \$1,155 (one-time payment)

Includes: Front yard maintenance, community area maintenance including the gate, private trash, and water.

### Points of Interest

- Katy Atiatown, H-E-B, Katy Mills Mall, Costco, and Memorial Hermann Katy Hospital all less than 10 minutes away
- Proximity to Grand Parkway (99) & I-10 for easy commuting

### Tax Information

**Total Tax Rate: 2.61% (2024)**



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