



# COLONIAL HEIGHTS

A new community in Katy

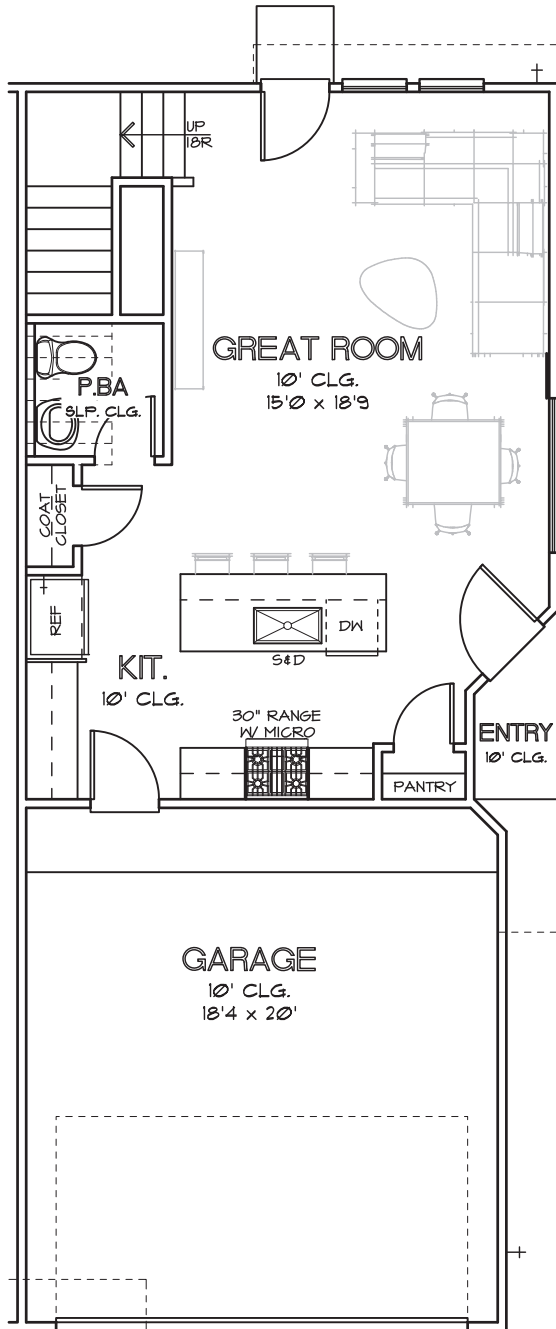


To learn more about this community, please contact:

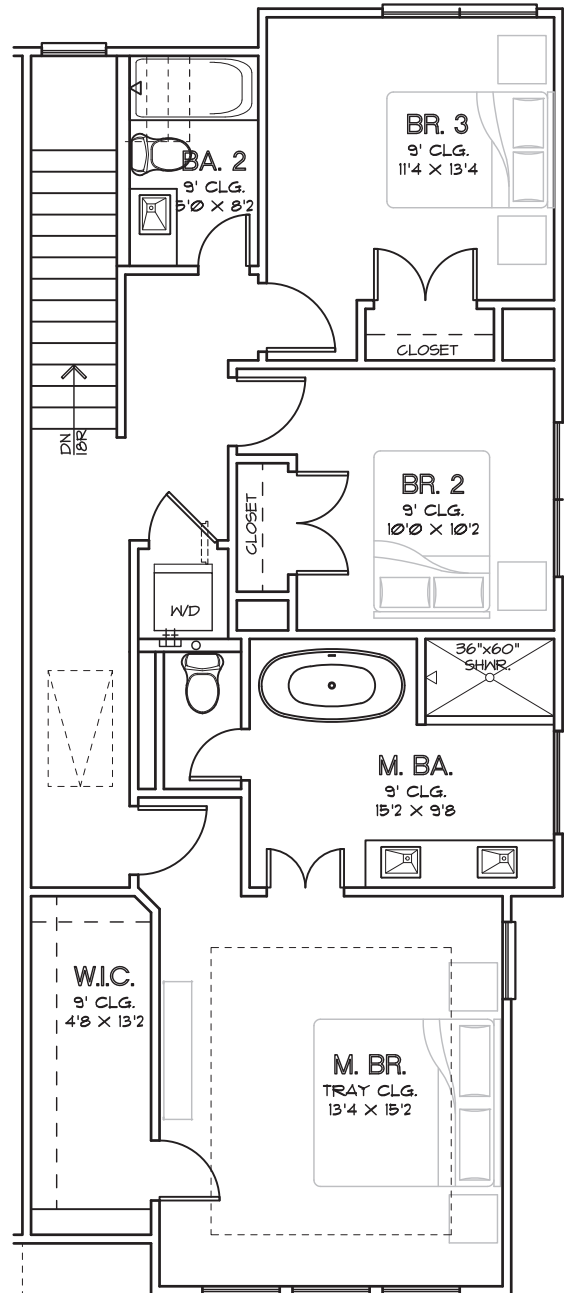
**Michael Afshari** | 832.875.3252  
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY



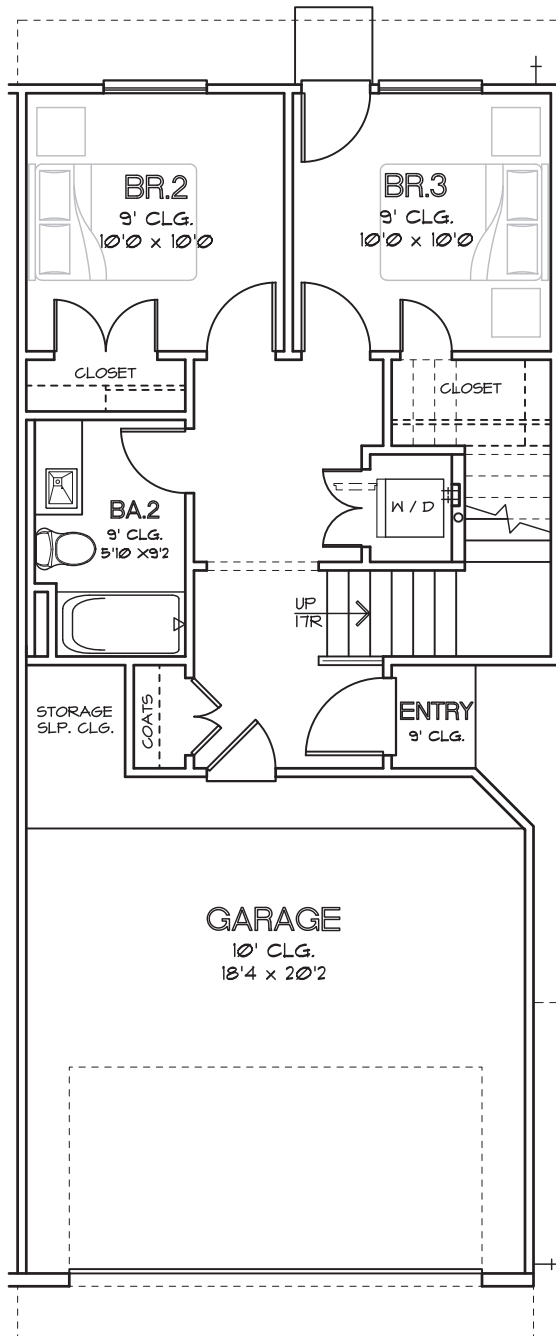


FIRST FLOOR

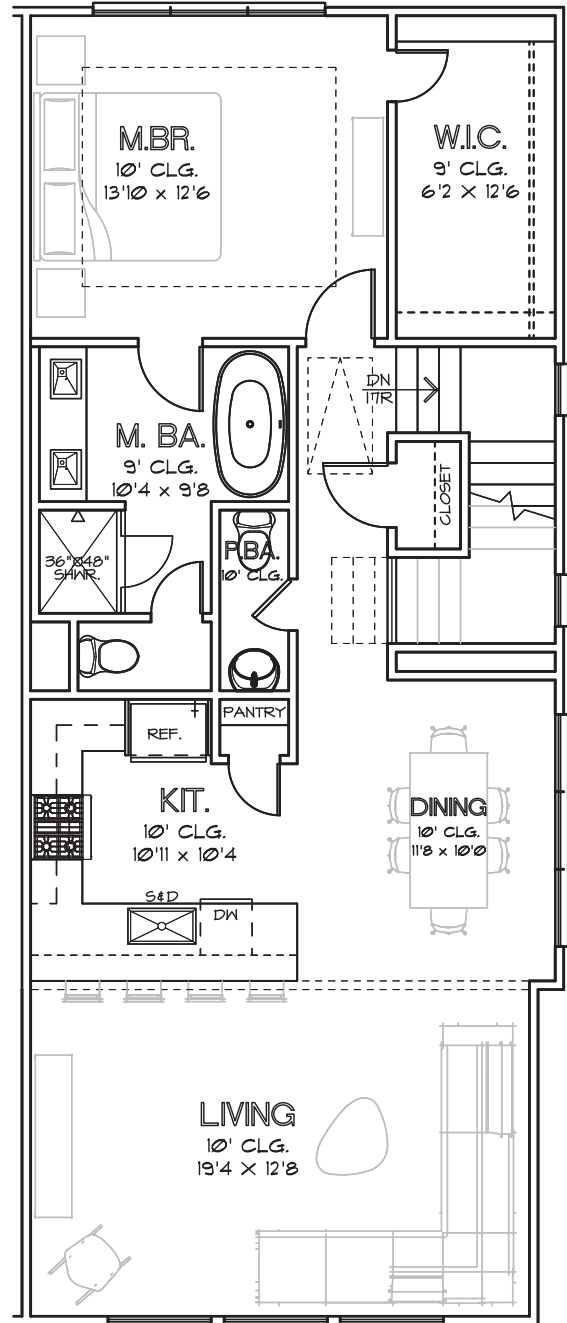


SECOND FLOOR

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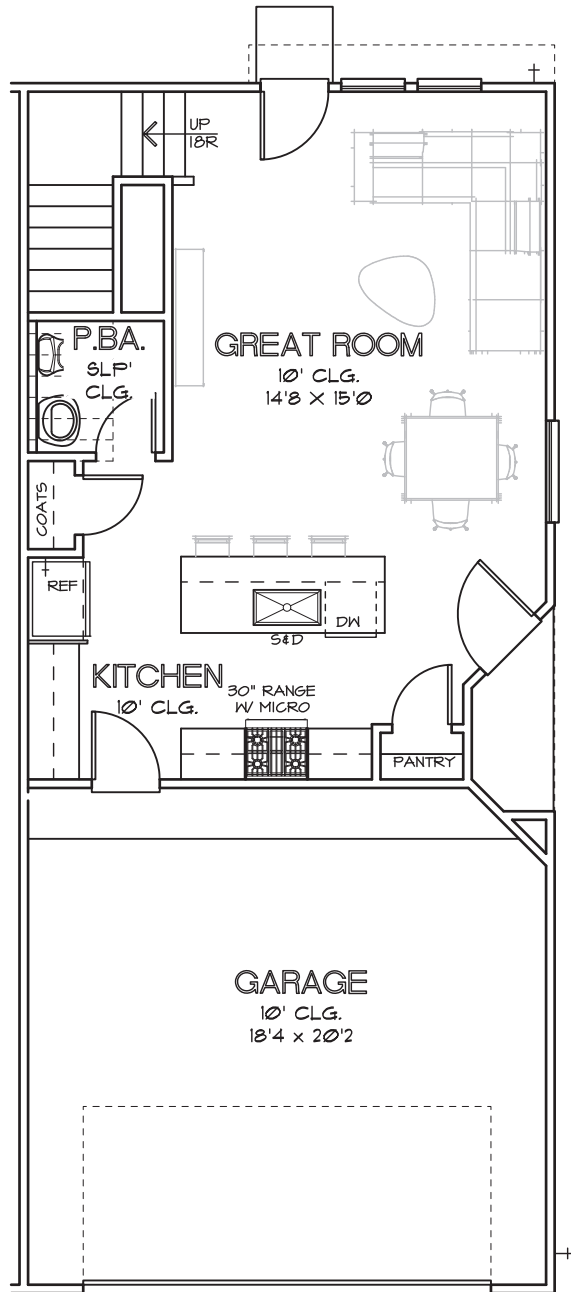


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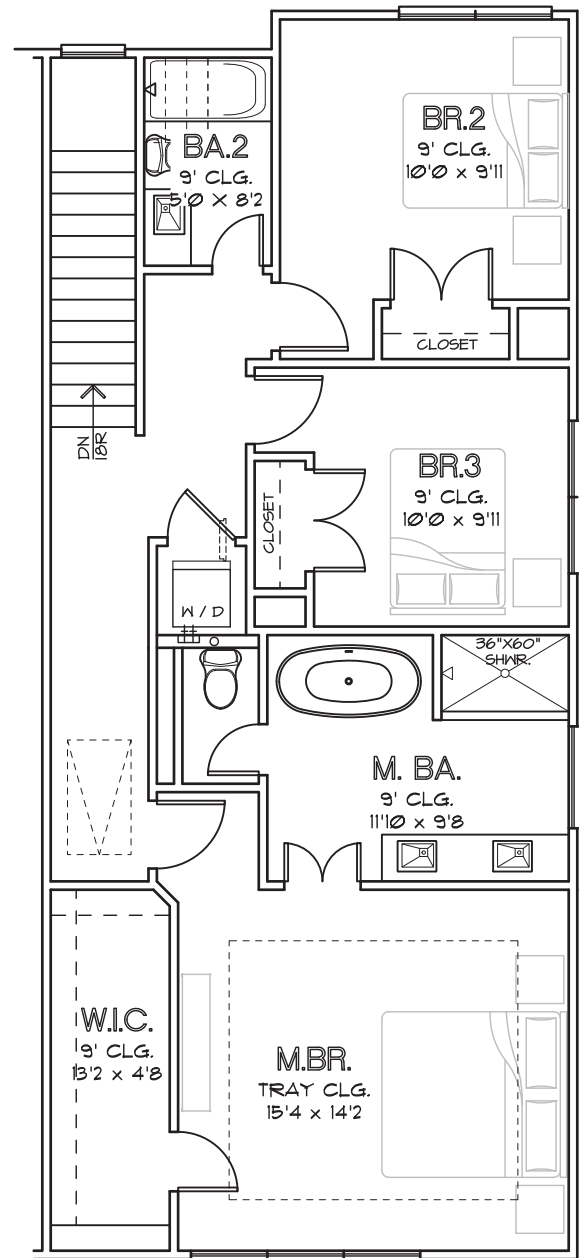


SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR

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The floor plan shows a second floor with the following rooms and features:

- BR. 2**: 9' CLG., 10'0" x 10'0". Located at the top left, containing a bed, dresser, and closet.
- BR. 3**: 9' CLG., 10'0" x 10'0". Located at the top right, containing a bed, dresser, and closet.
- B.2**: 9' CLG., 5'10" x 9'2". Located in the middle right, containing a bathtub, toilet, and sink.
- W/D**: Washer/Dryer area located between the bedrooms and the bathroom.
- UP ITR**: Stairs leading up, located near the center of the floor plan.
- FYR.**: 9' CLG., 7'8" x 7'4". Fireplace located near the stairs.
- ENTRY**: 9' CLG., located at the bottom left of the main living area.
- COAT**: Coat closet located near the entry and bathroom.
- STORAGE**: Storage area located near the coat closet.
- GARAGE**: 9' CLG., 20'4" x 22'3". A large attached garage at the bottom of the plan.

**W.I.C.**  
10' CLG.  
6'2" × 12'6"

**M. BR.**  
10' CLG.  
13'10" × 12'6"

**M.BA.**  
10' CLG.  
10'0" × 13'4"

**P. BA.**  
10' CLG.

**36" x 48" SHWR.**

**PANT.**

**REF.**

**KIT.**  
10' CLG.  
10'4" × 10'11"

**30" RANGE**  
**WASH**  
**MICRO**

**S&D**

**DM**

**LINEN**

**DN**  
**1TR**

**DINING**  
10' CLG.  
10'0" × 11'8"

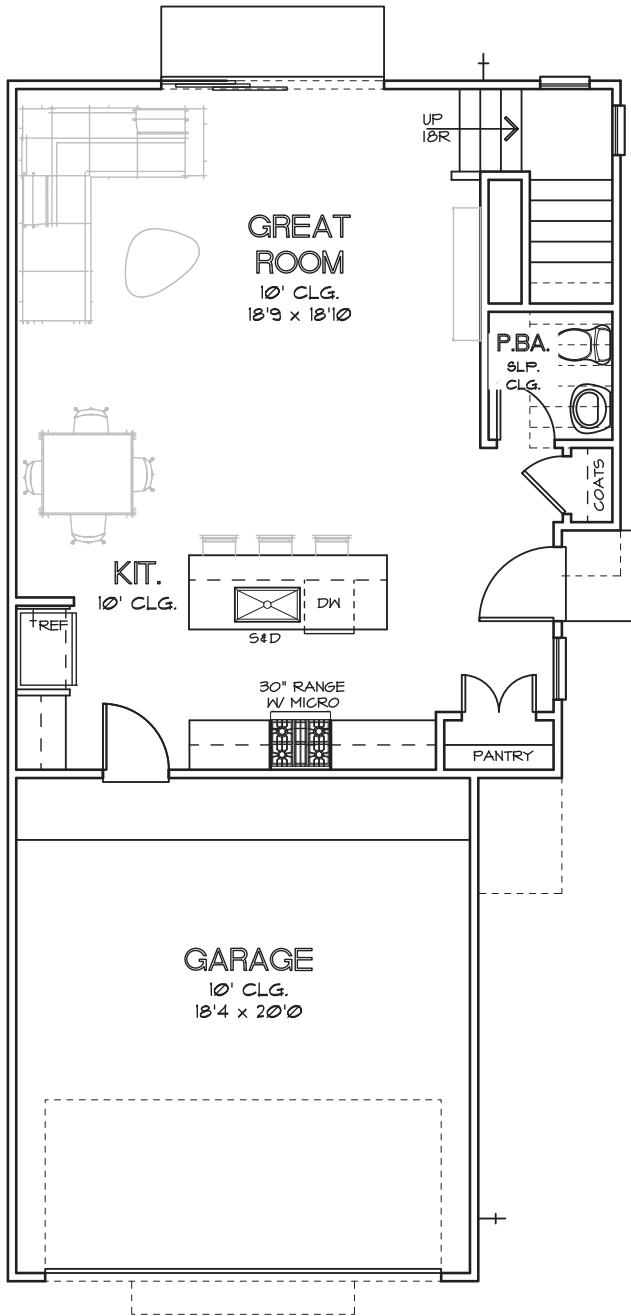
**LIVING**  
10' CLG.  
20'4" × 12'8"

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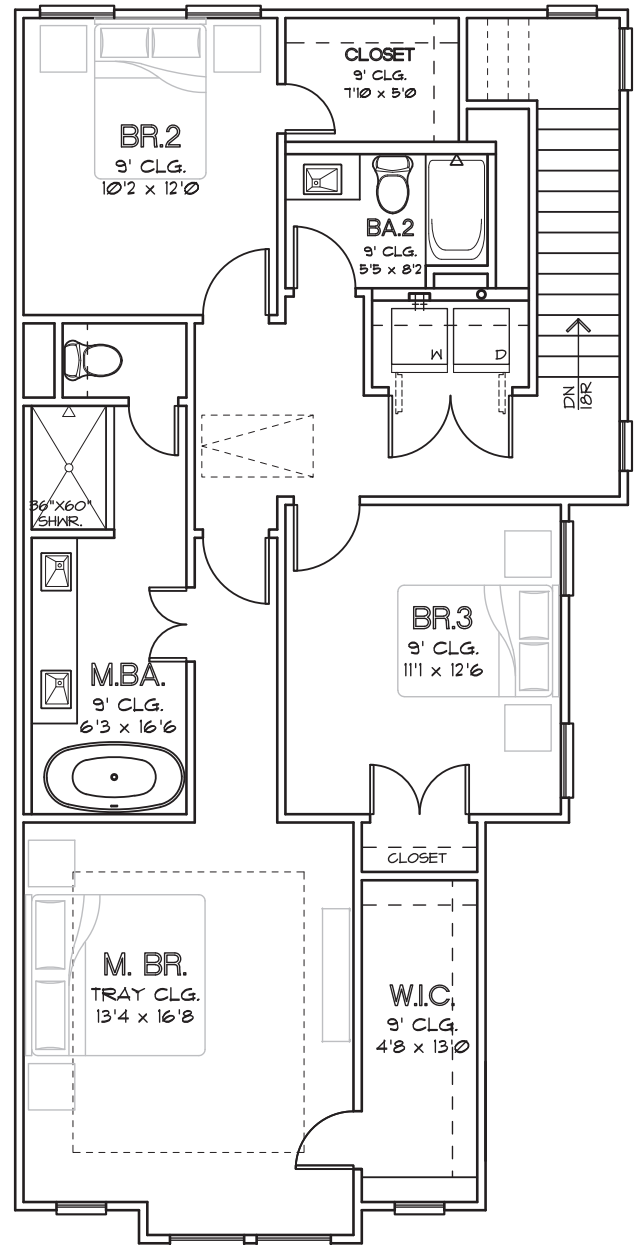


CITY HOMES  
CHOICE

# COLONIAL HEIGHTS PLAN 1700 1,700 SQ.FT.



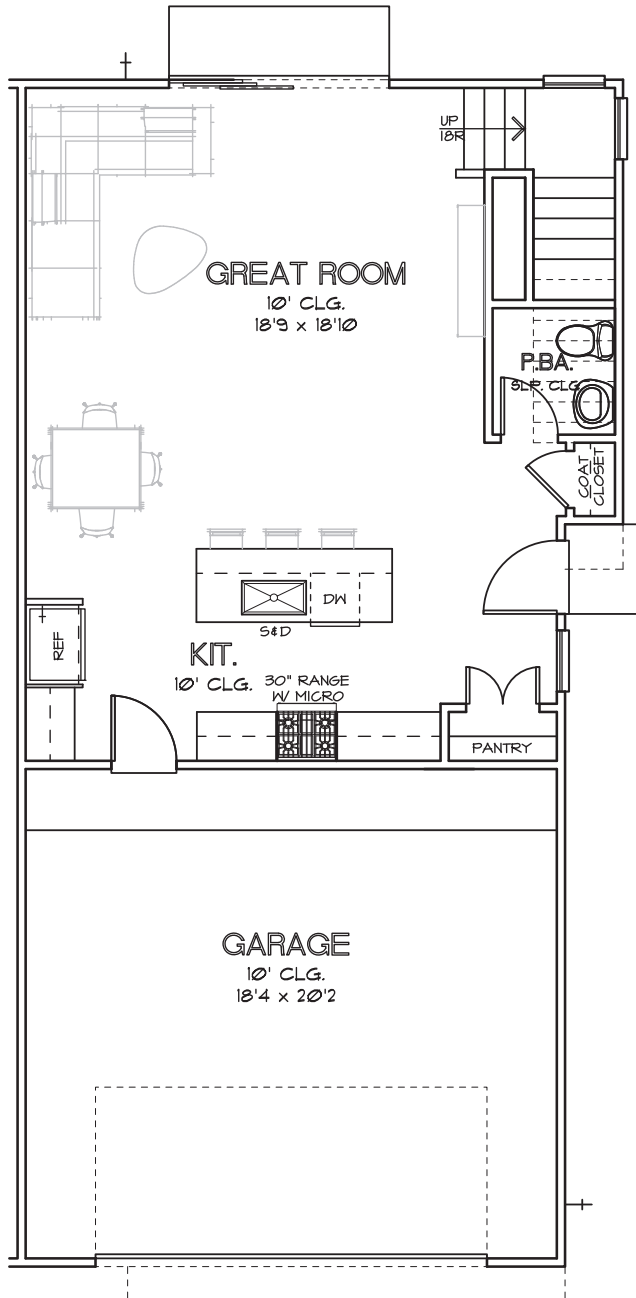
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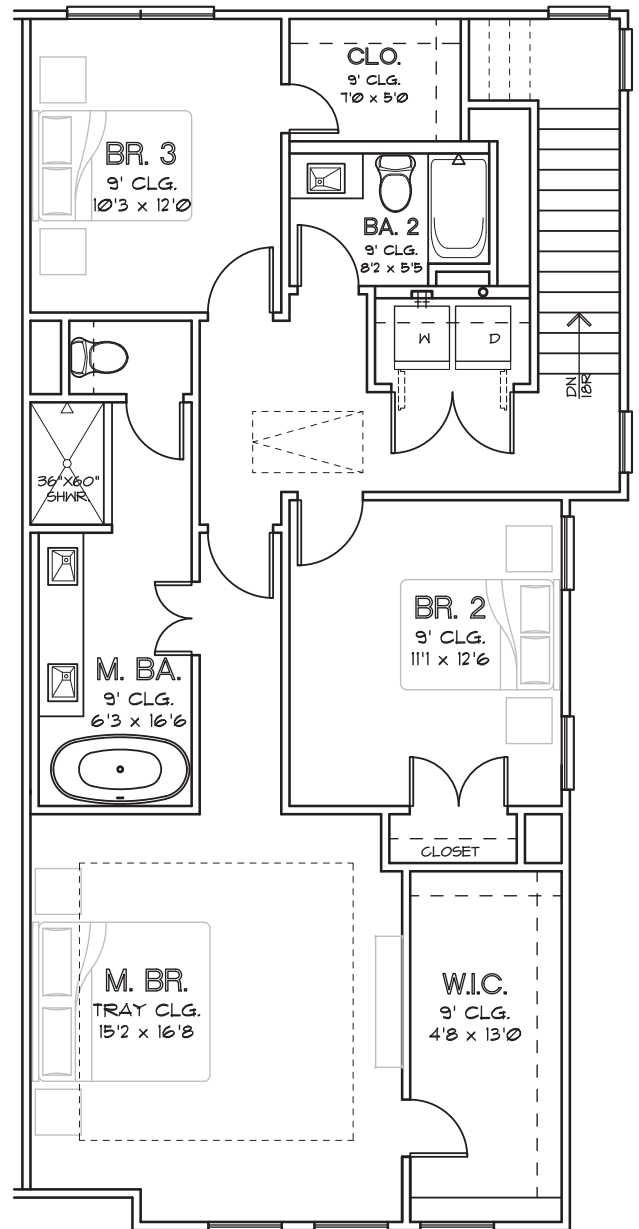
SECOND FLOOR

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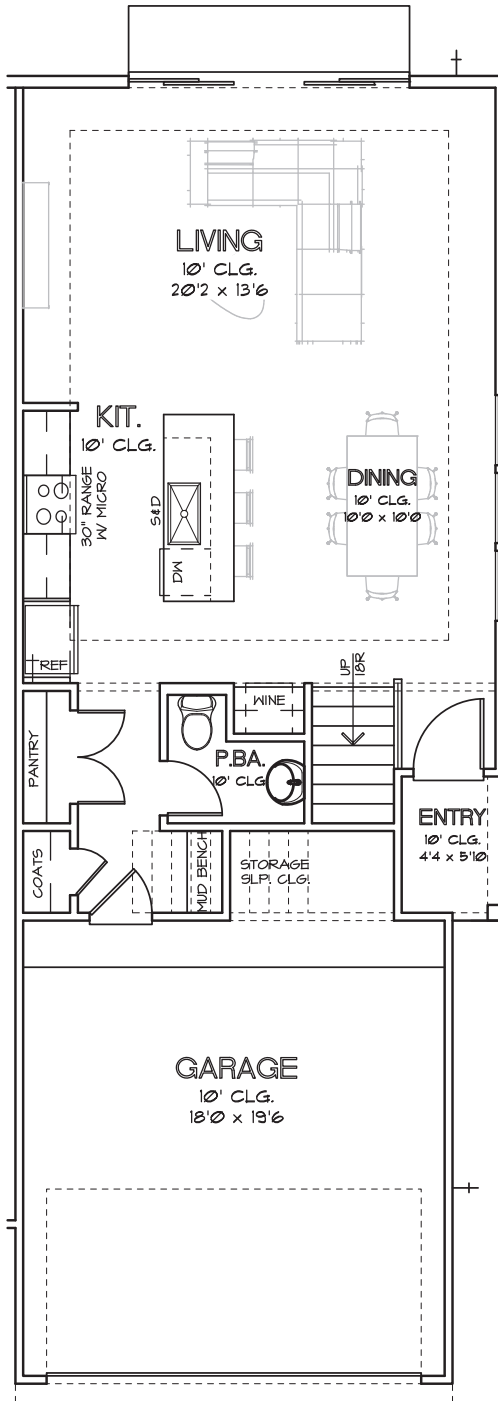


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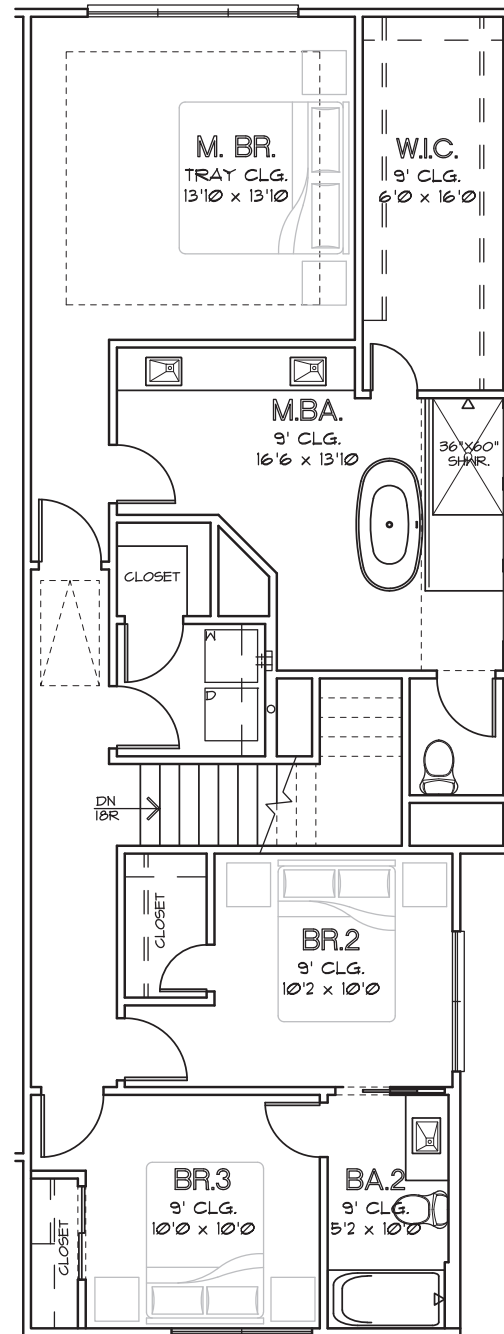


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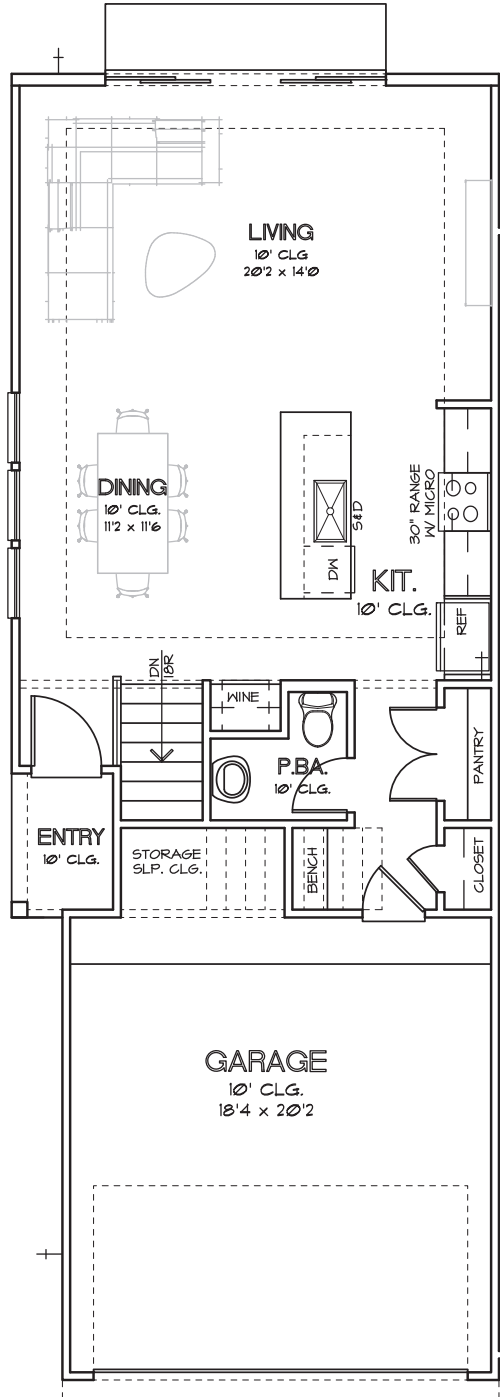
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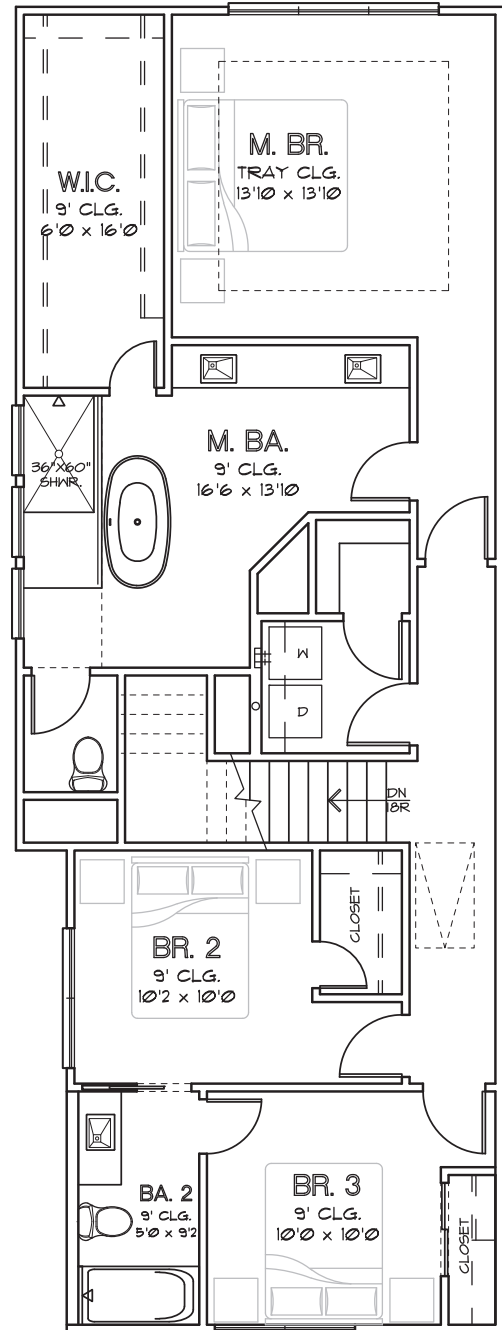
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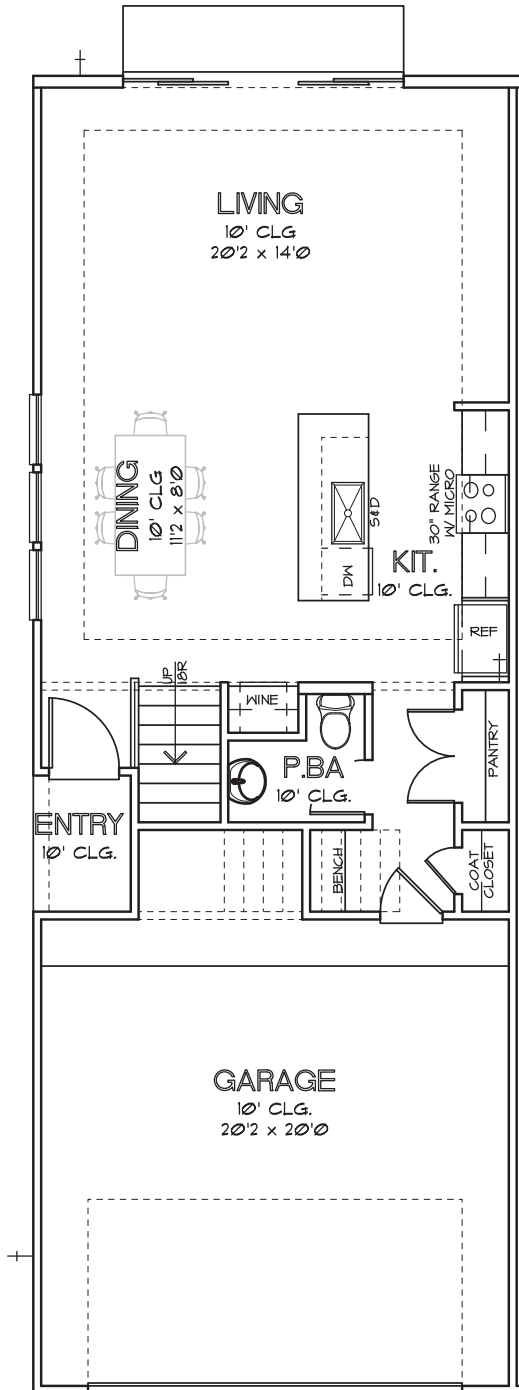


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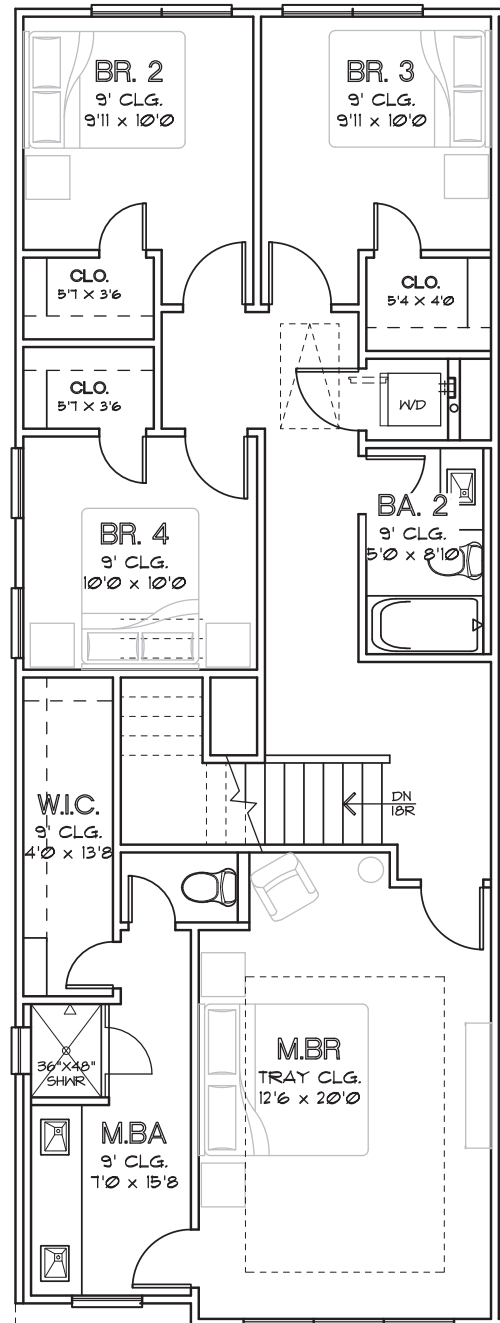


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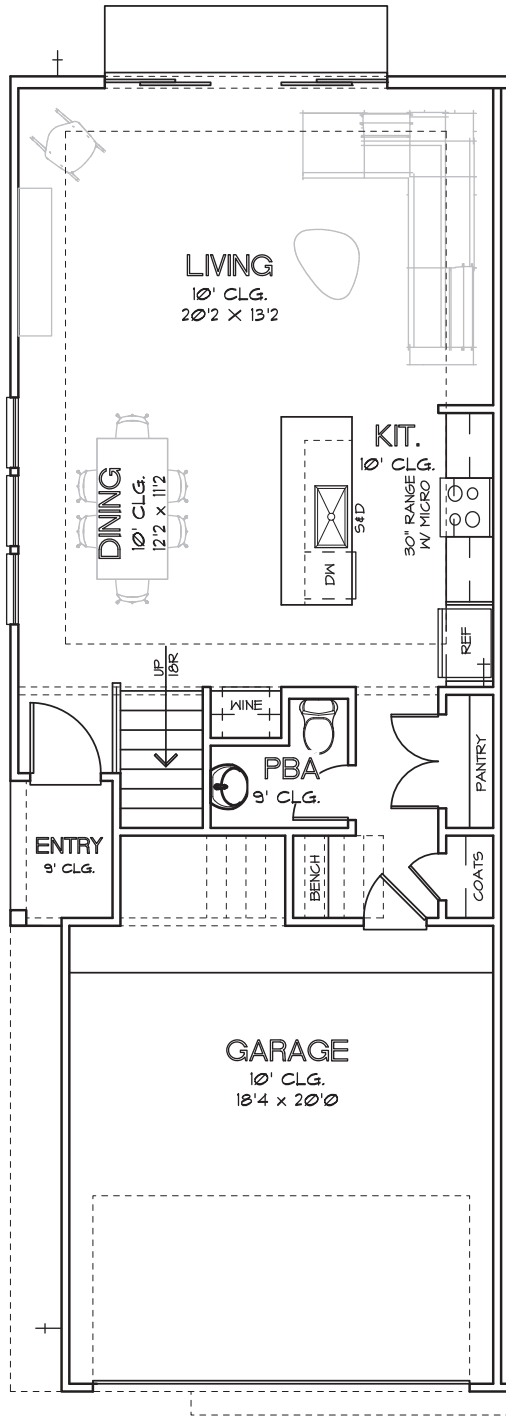


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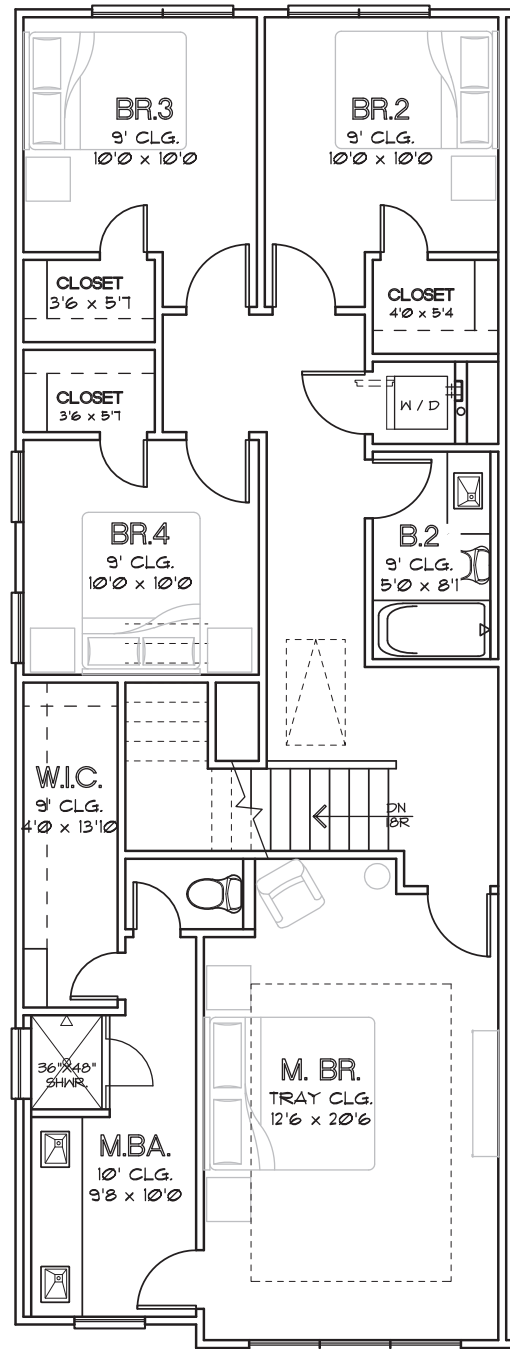


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FIRST FLOOR



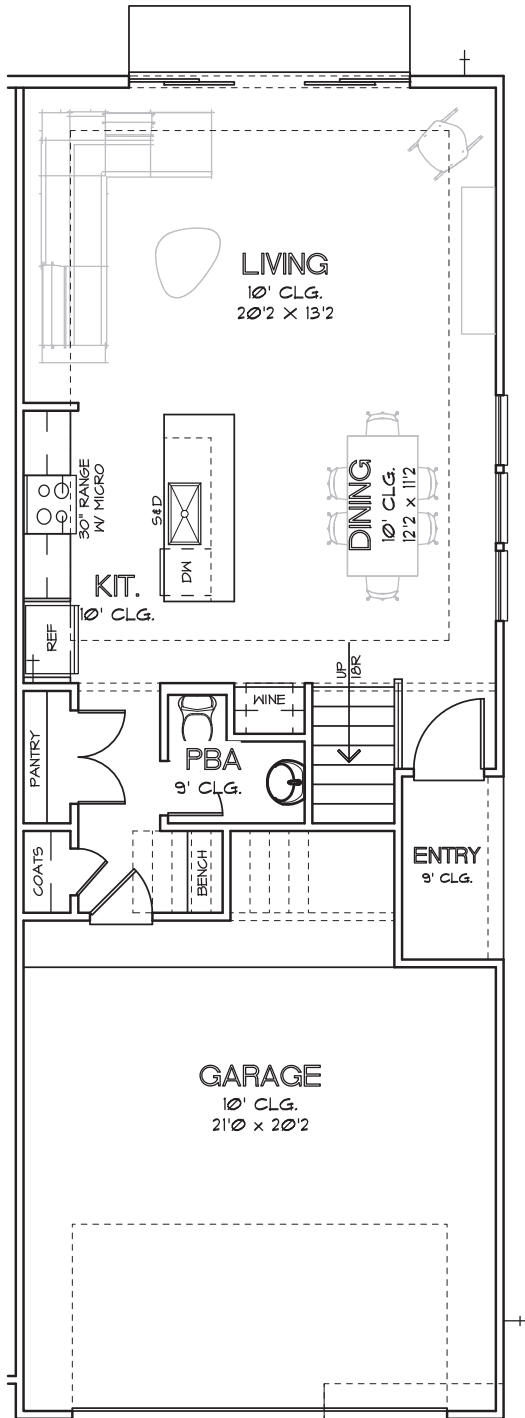
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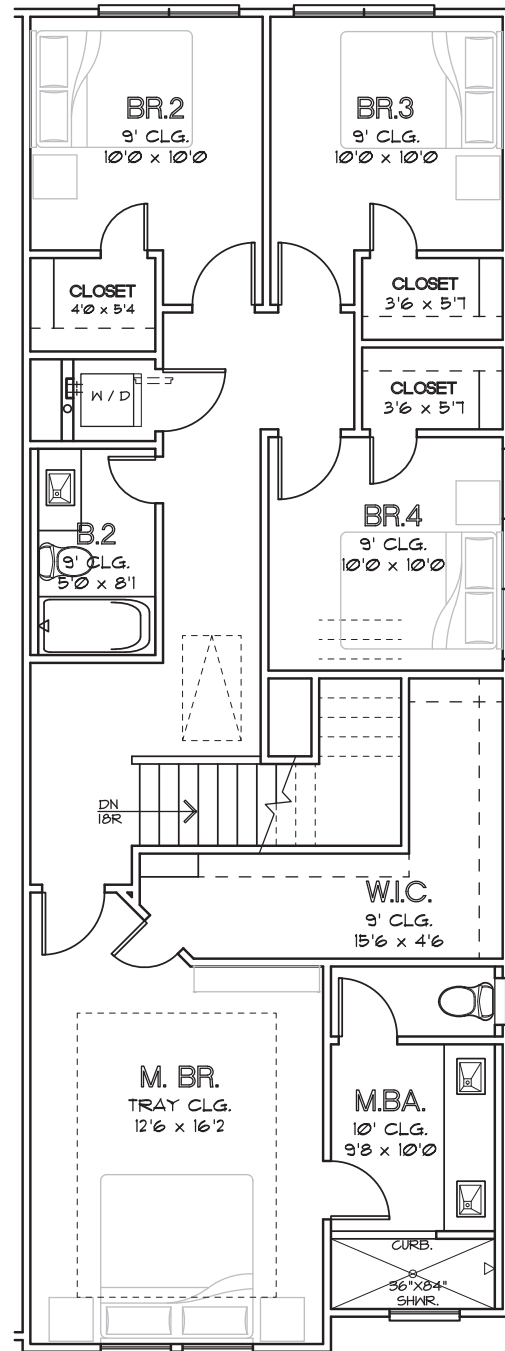


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# COLONIAL HEIGHTS PLAN 1861 1,861 SQ.FT.

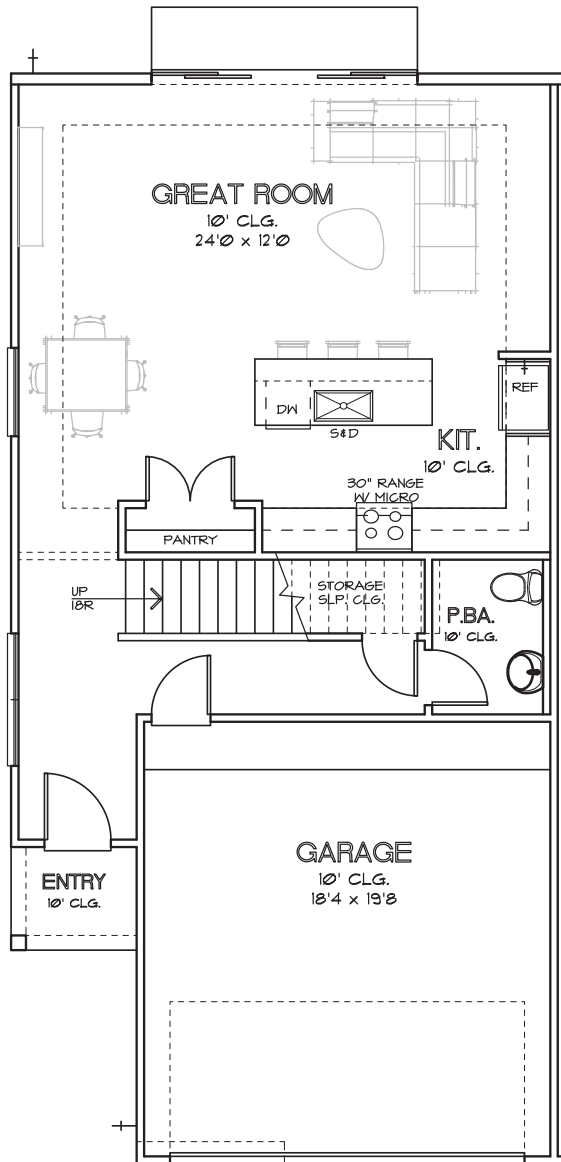


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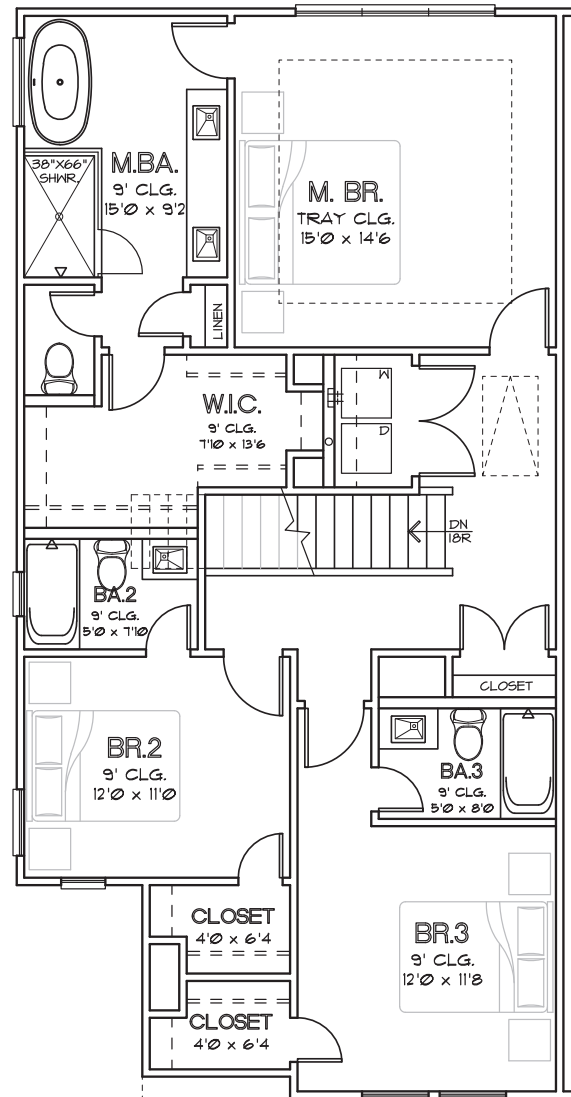


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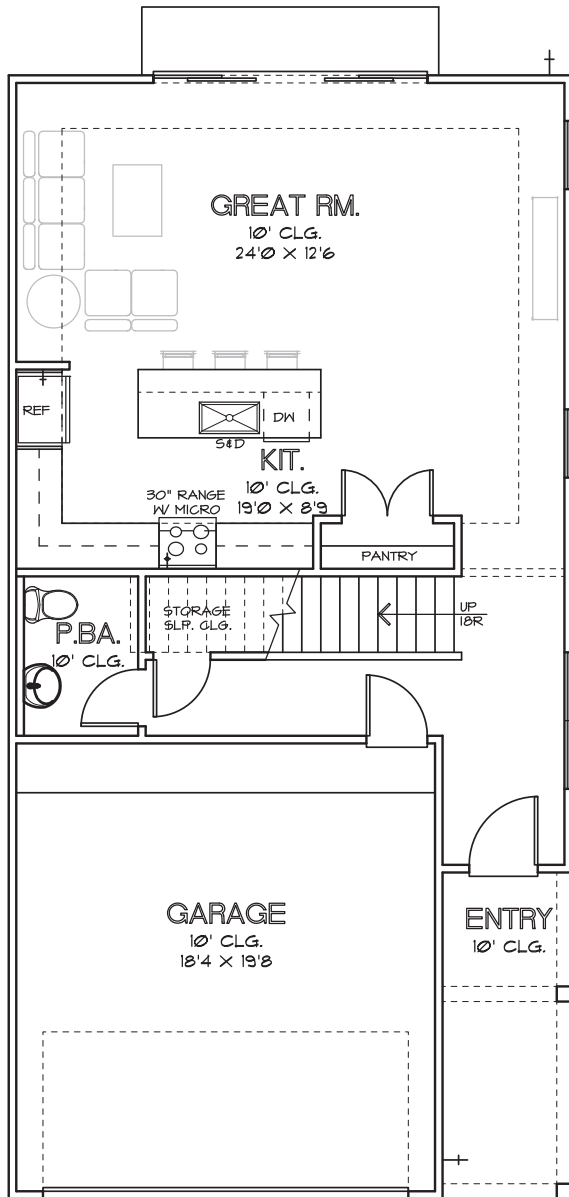


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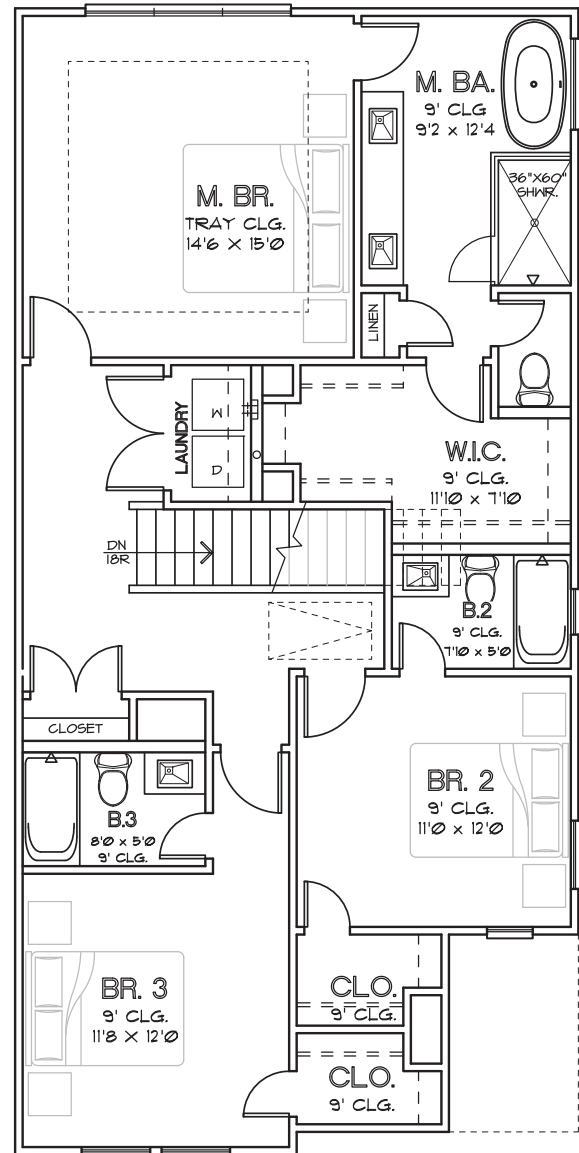


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FIRST FLOOR



SECOND FLOOR

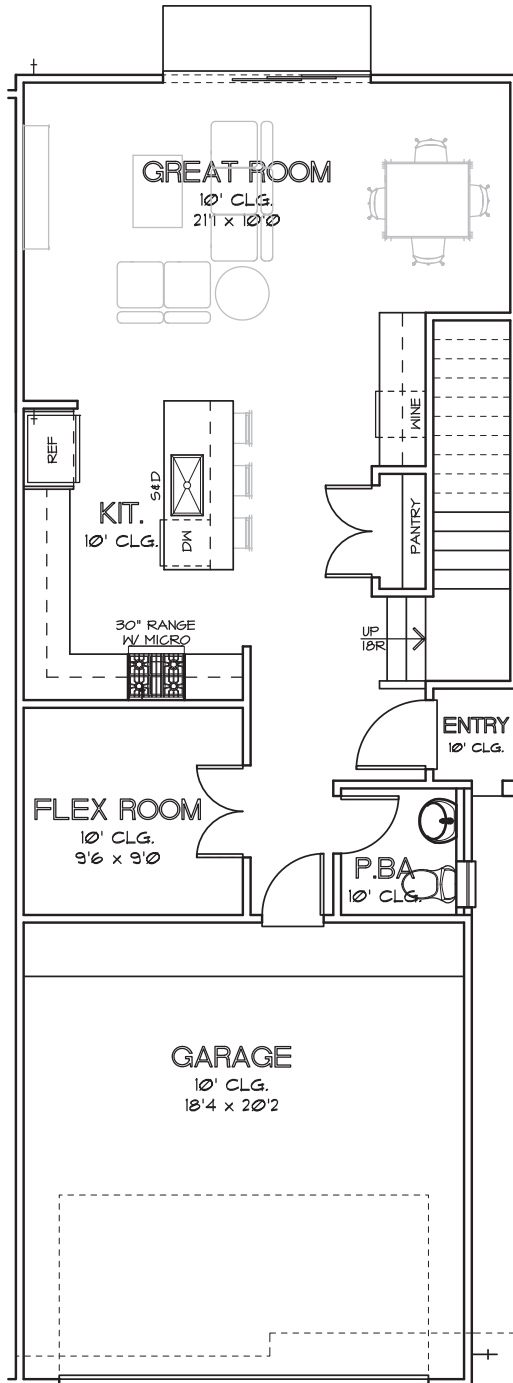
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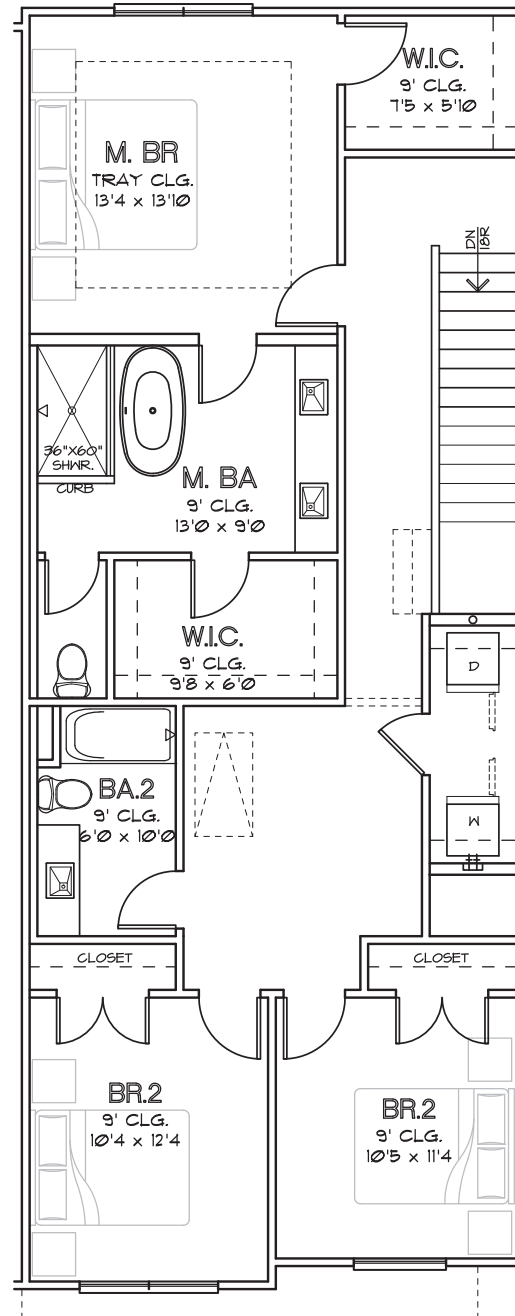


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# COLONIAL HEIGHTS PLAN 1916 1,916 SQ.FT.

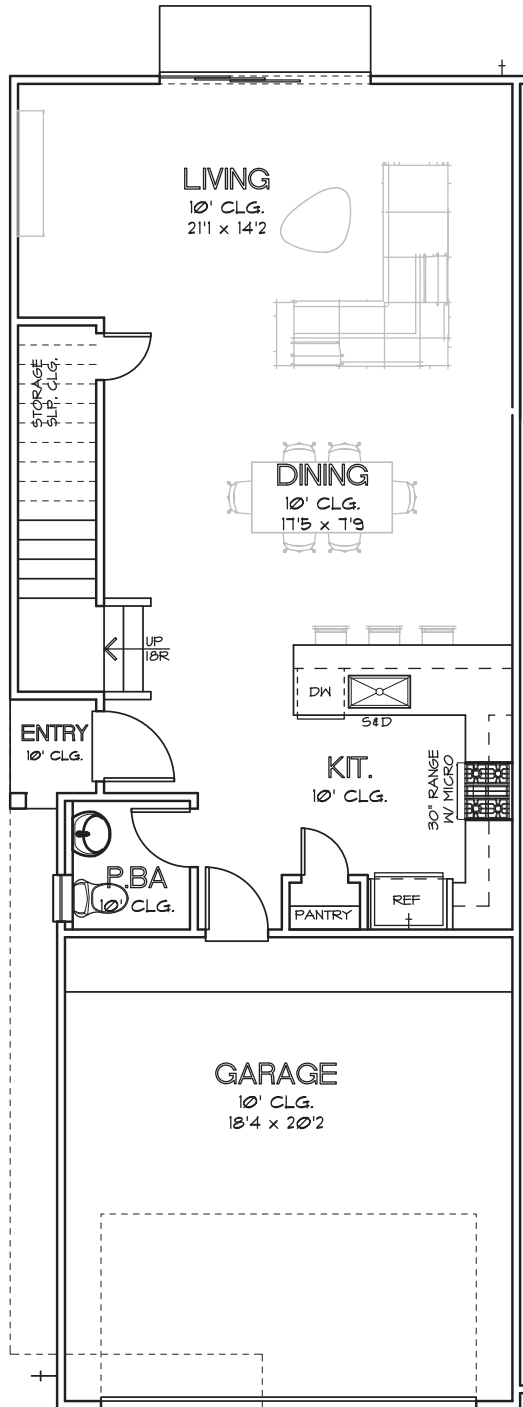


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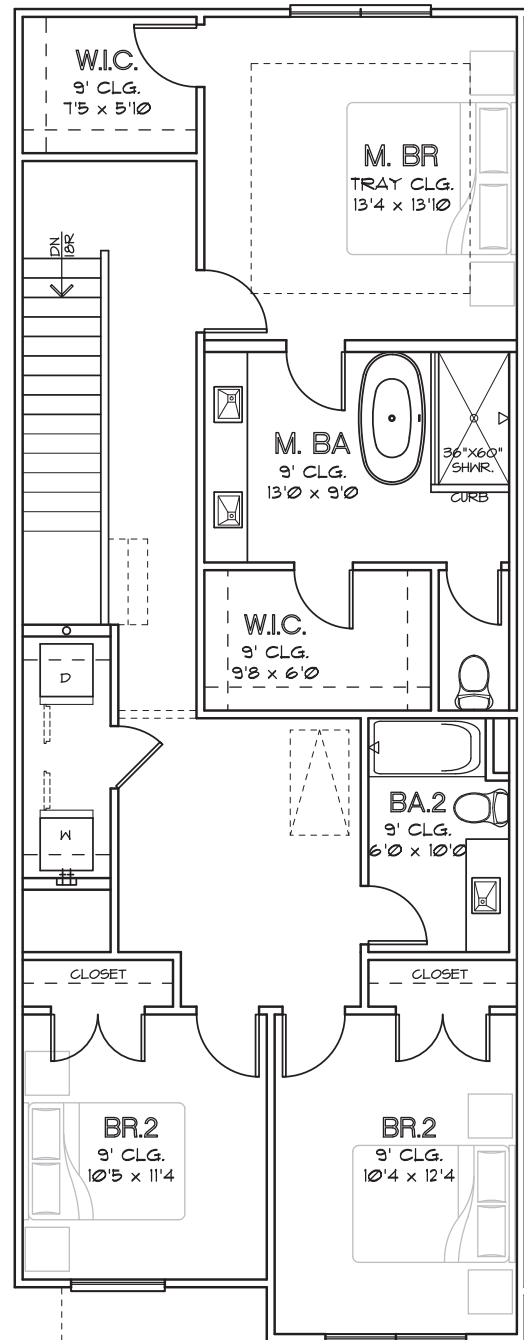


SECOND FLOOR

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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
- Modern Chrome Fixtures in Baths

#### Plumbing:

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

#### Insulation:

Area:	Material:	R-Value:
Exterior Walls	Batt	R-13
Ceilings	Batt	R-38
Attic	Blown	R-8

#### Appliances:

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

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SITE PLAN



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