



# COLONIAL HEIGHTS

A new community in Katy



To learn more about this community, please contact:

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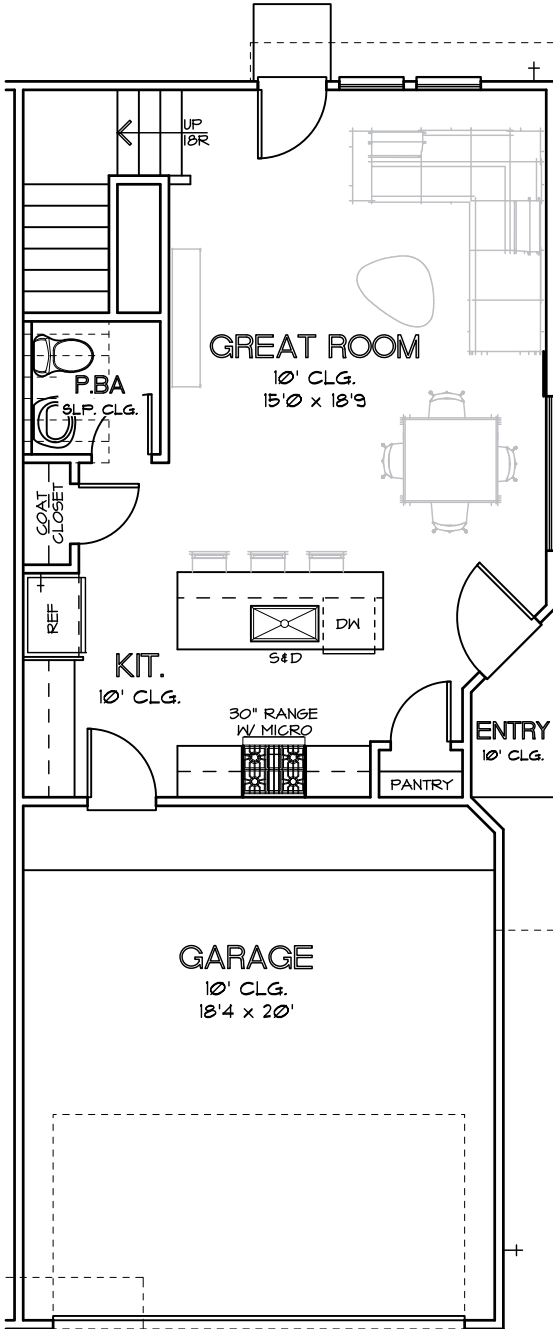
CHOICE IS THE ULTIMATE LUXURY



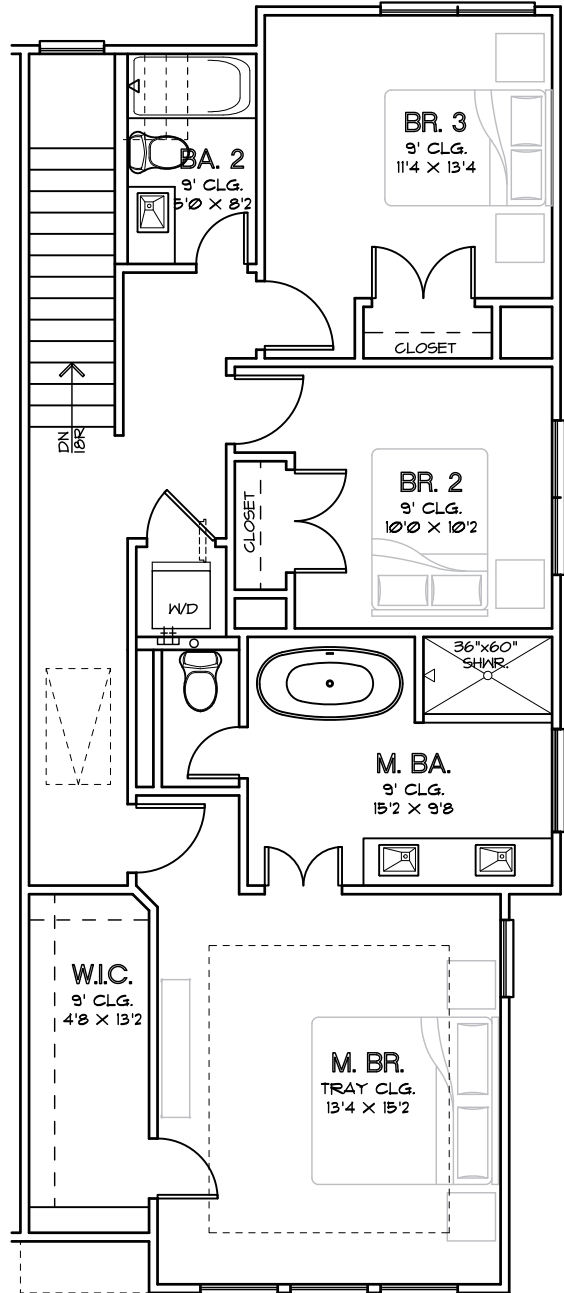


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1513  
1,513 SQ.FT.



FIRST FLOOR



SECOND FLOOR

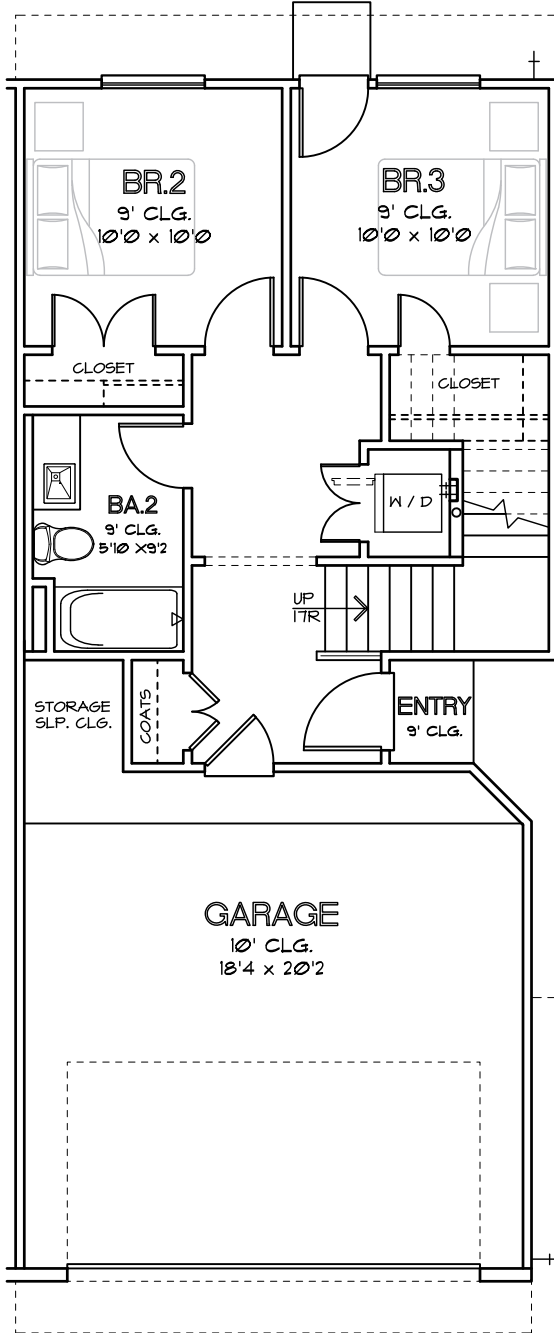
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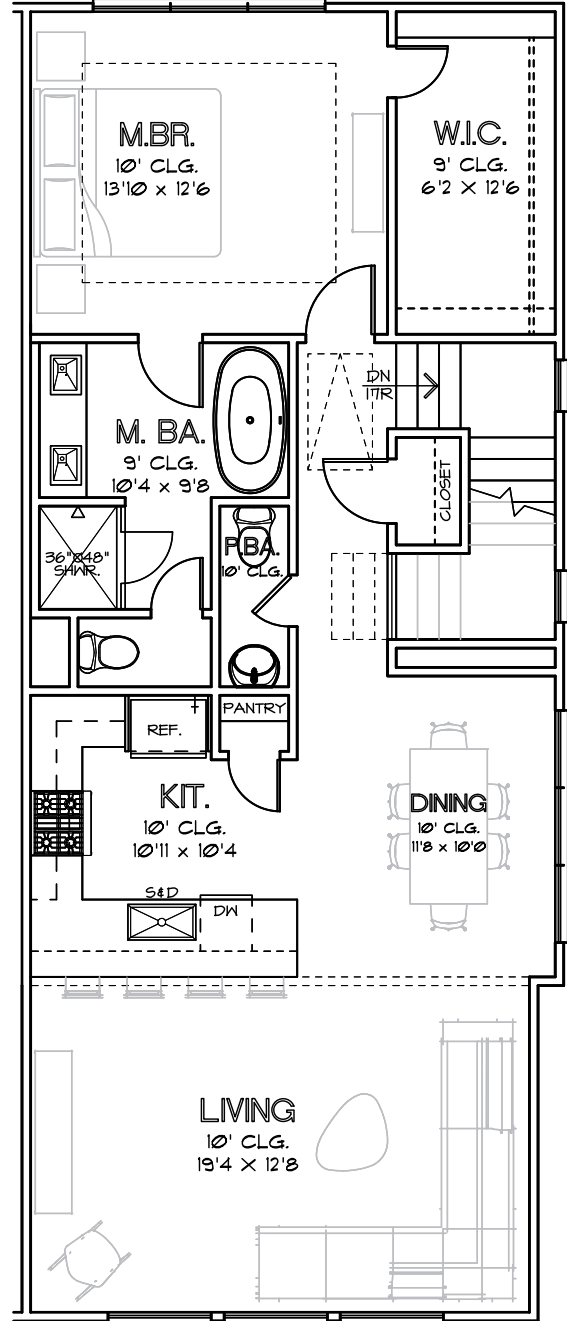


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1516  
1,516 SQ.FT.



FIRST FLOOR



SECOND FLOOR

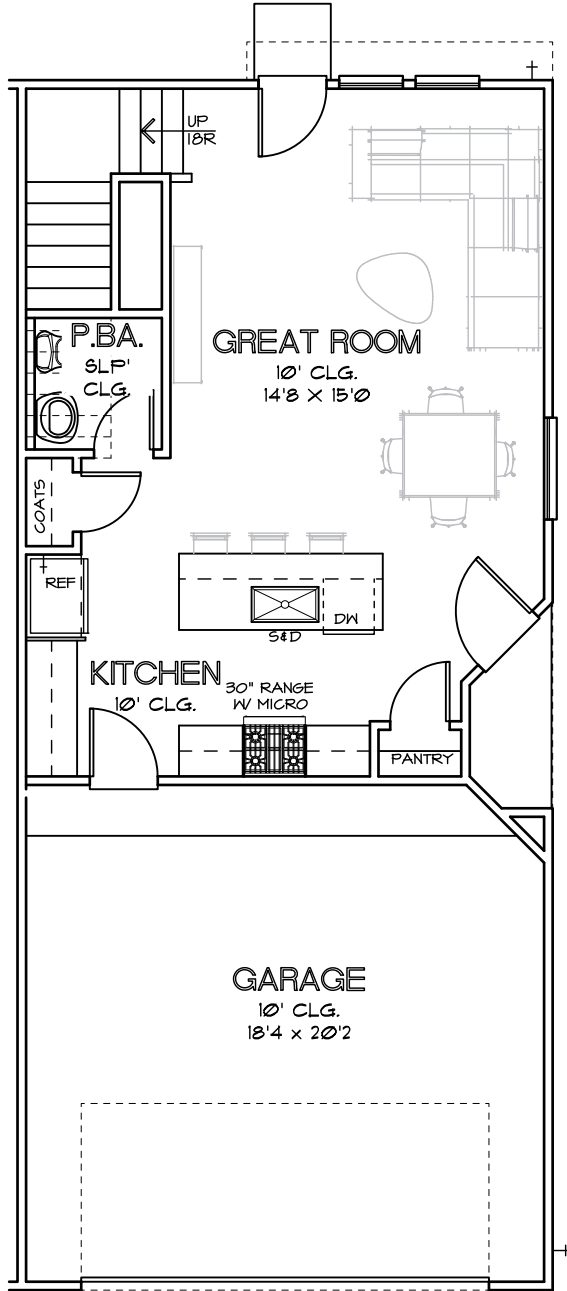
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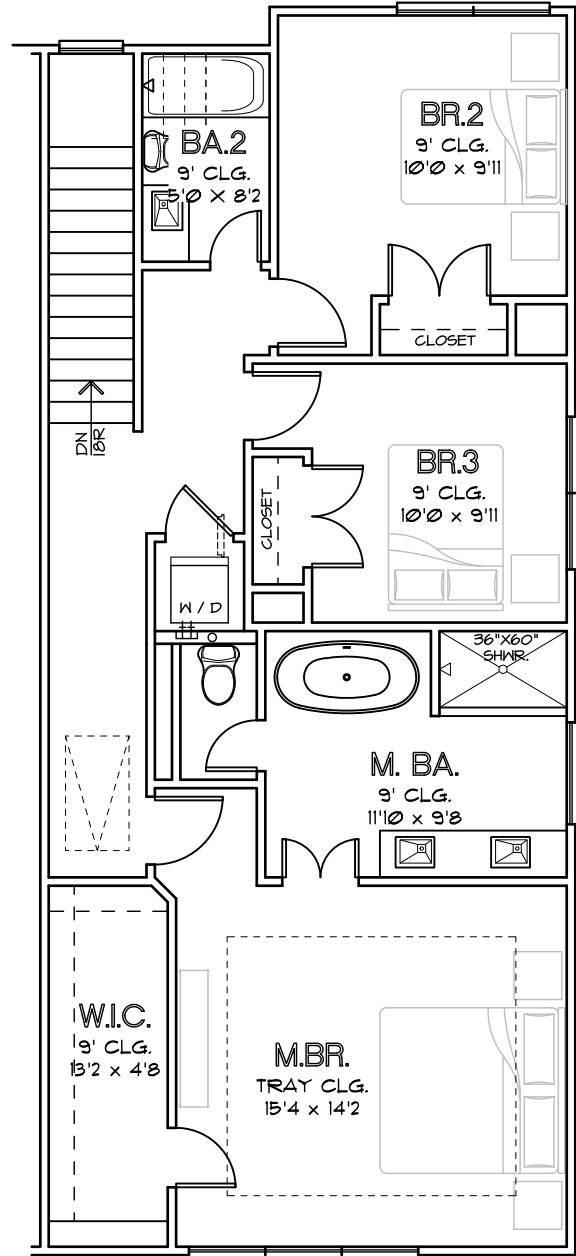


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1524  
1,524 SQ.FT.



FIRST FLOOR



SECOND FLOOR

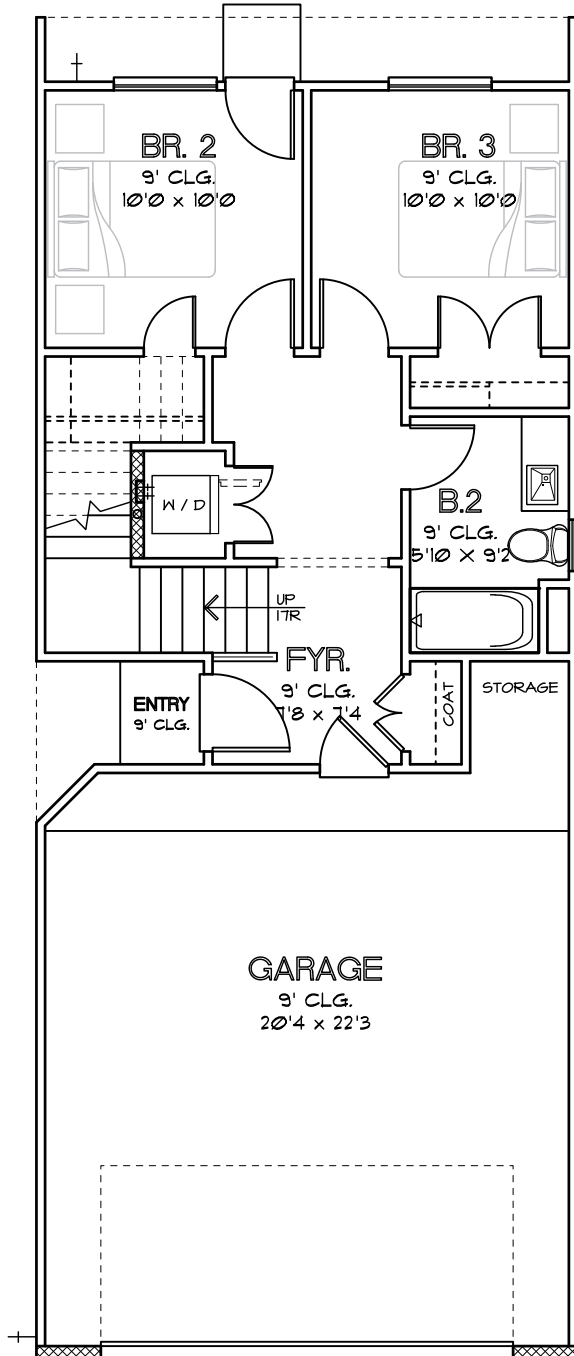
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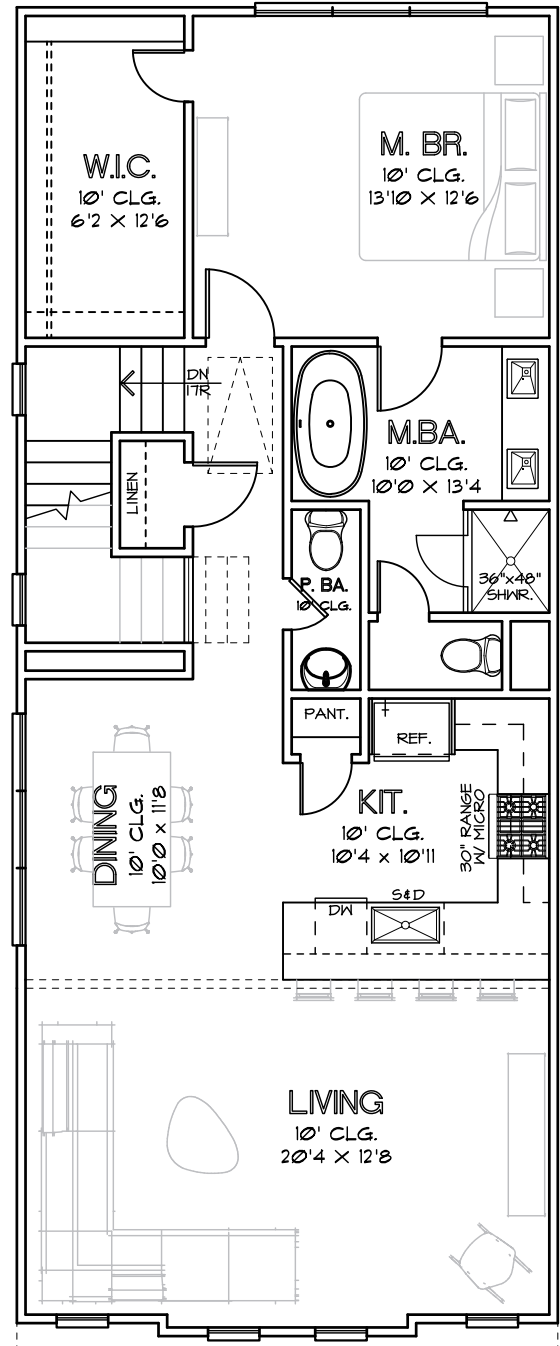


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1536  
1,536 SQ.FT.



FIRST FLOOR



SECOND FLOOR

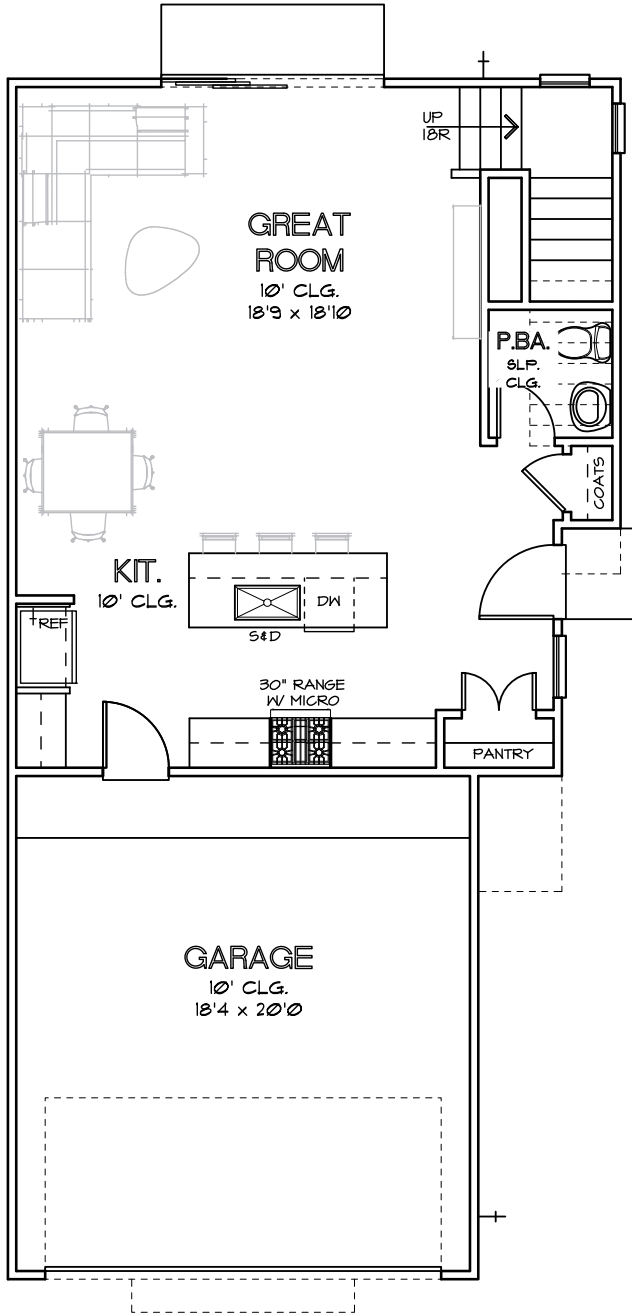
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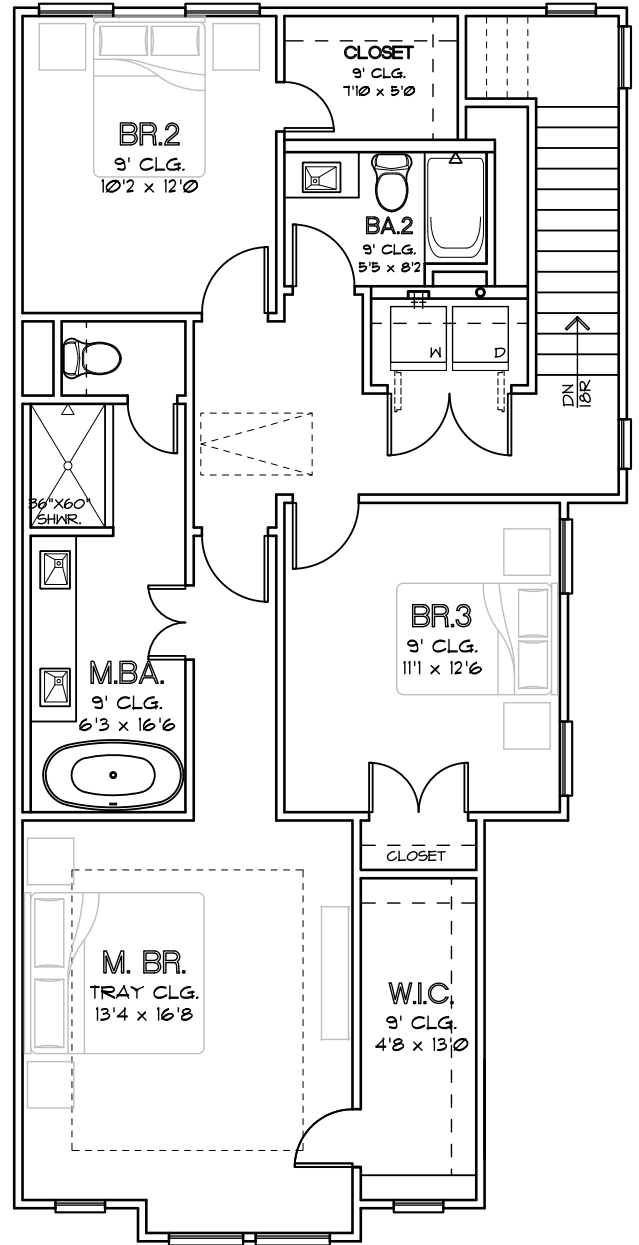


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1700  
1,700 SQ.FT.



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

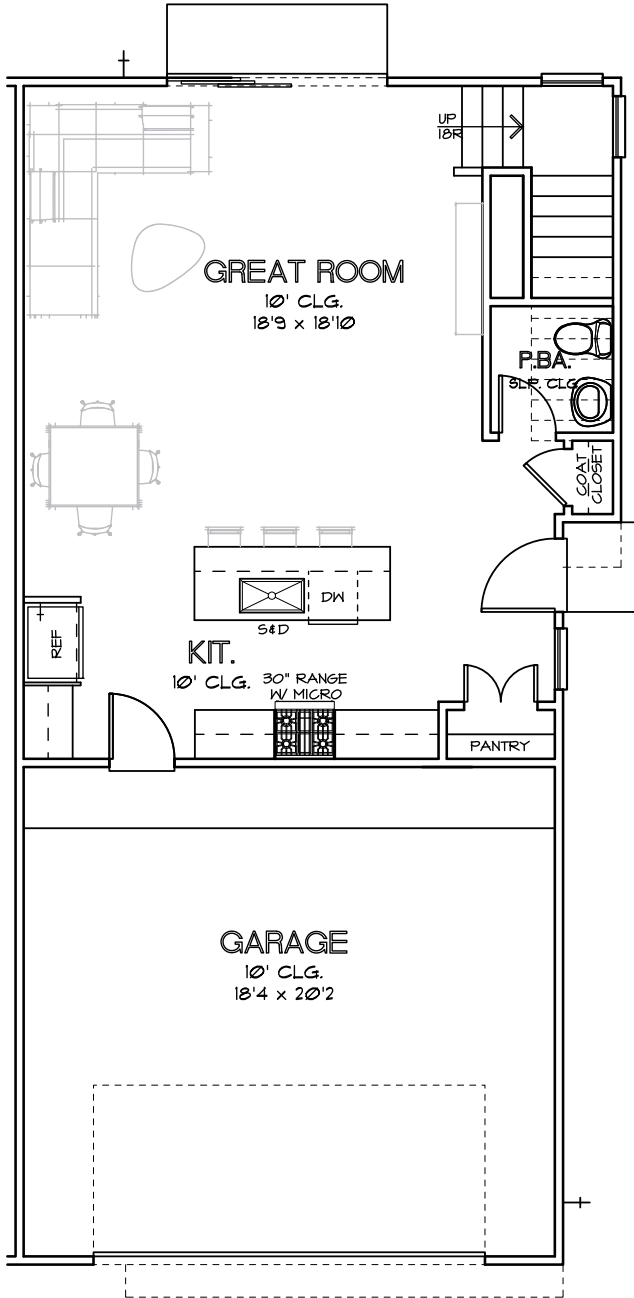




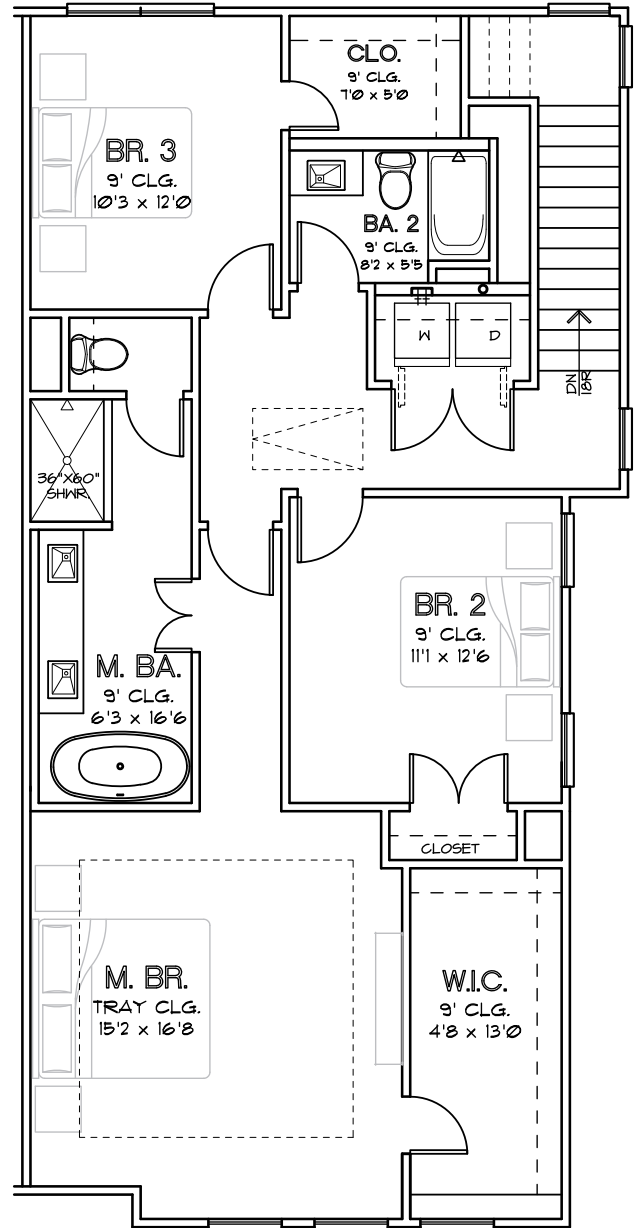


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1765  
1,765 SQ.FT.



FIRST FLOOR



SECOND FLOOR

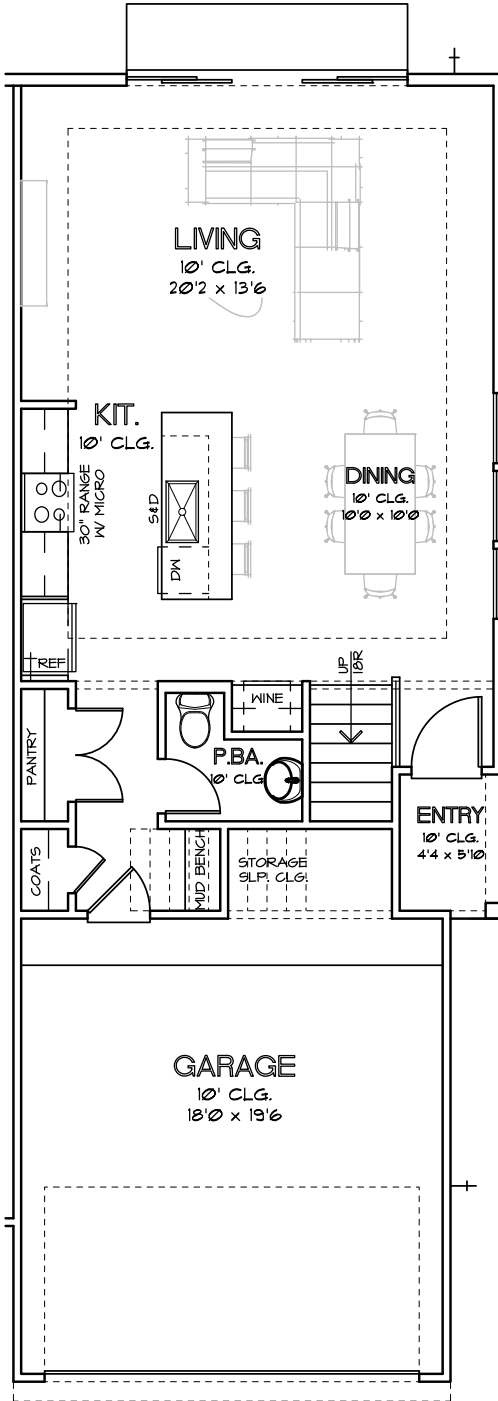
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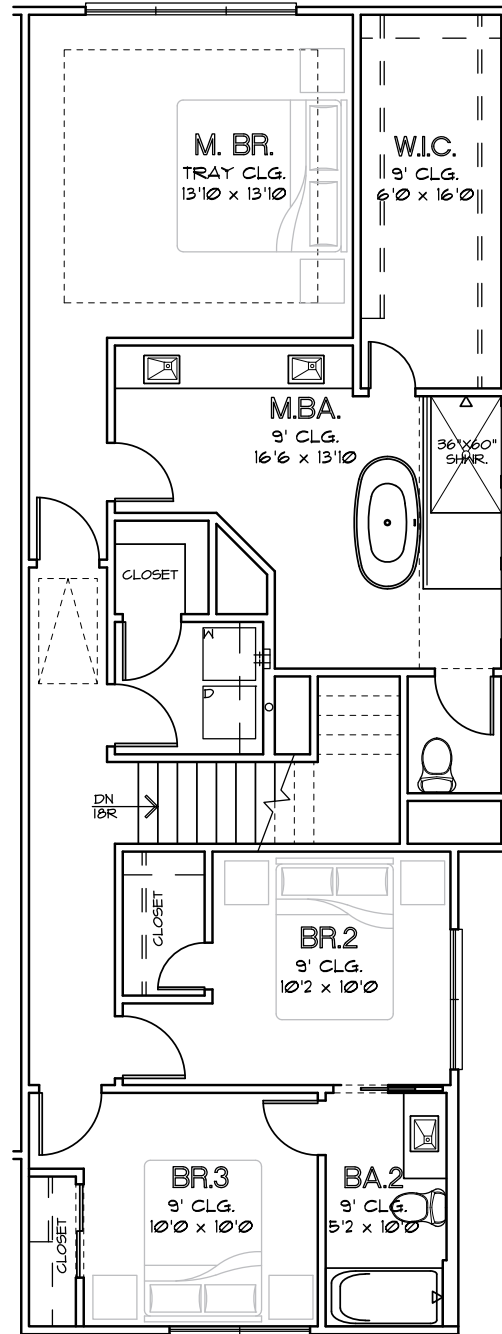


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1809  
1,809 SQ.FT.



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

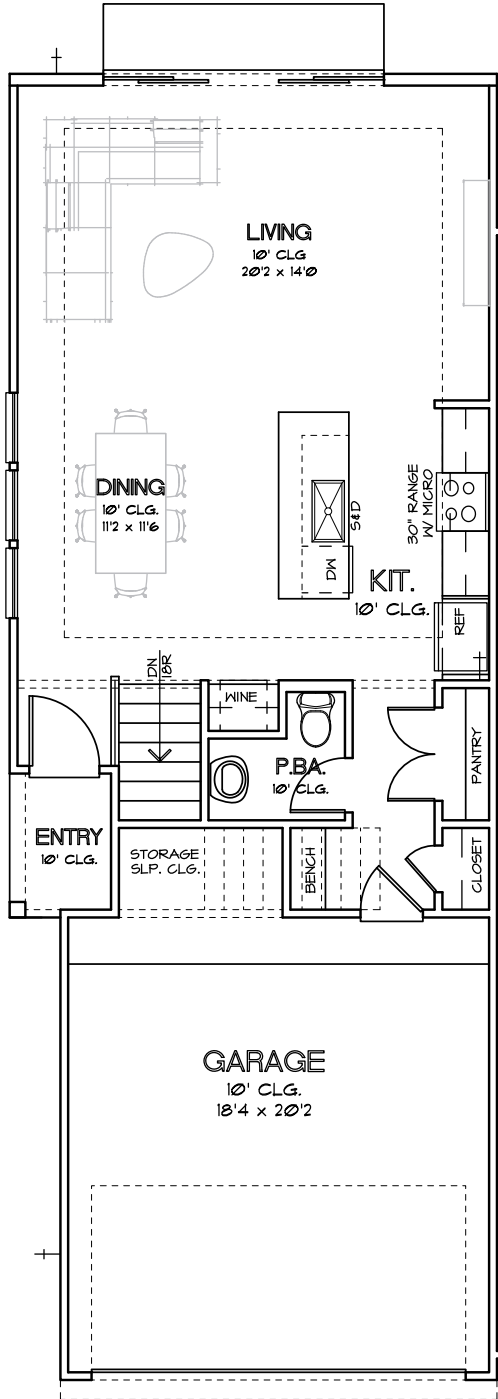




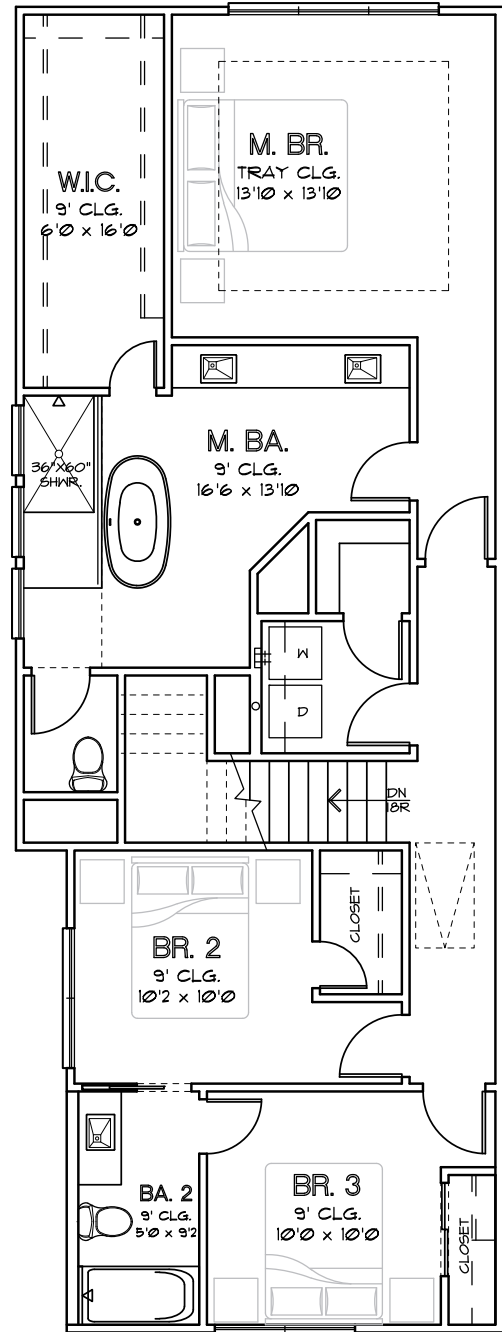


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1814  
1,814 SQ.FT.



FIRST FLOOR



SECOND FLOOR

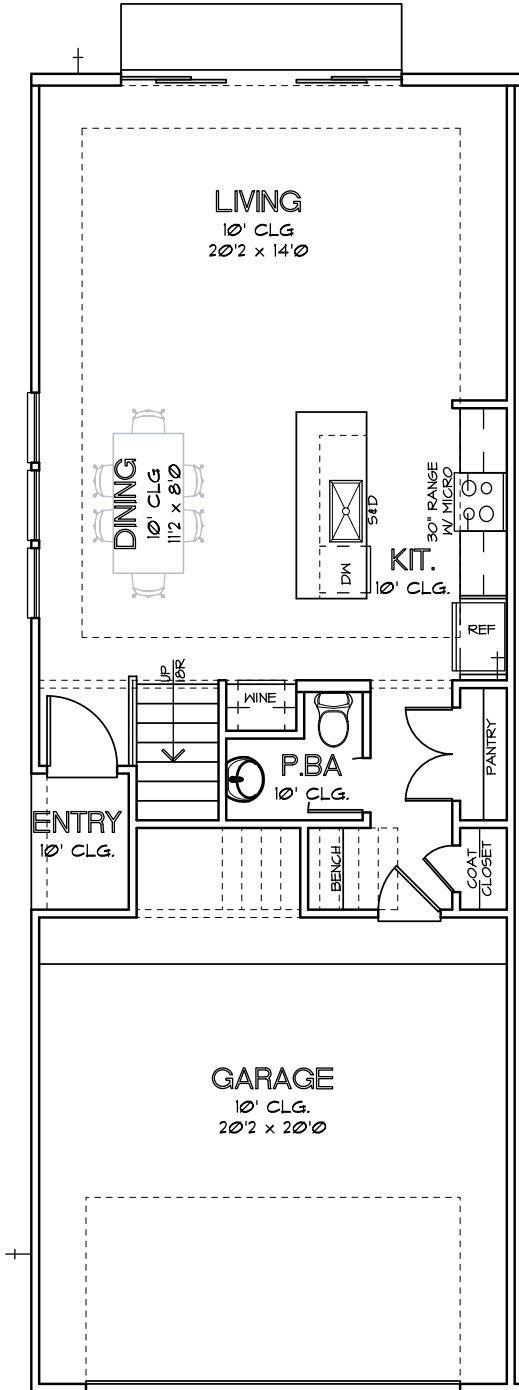
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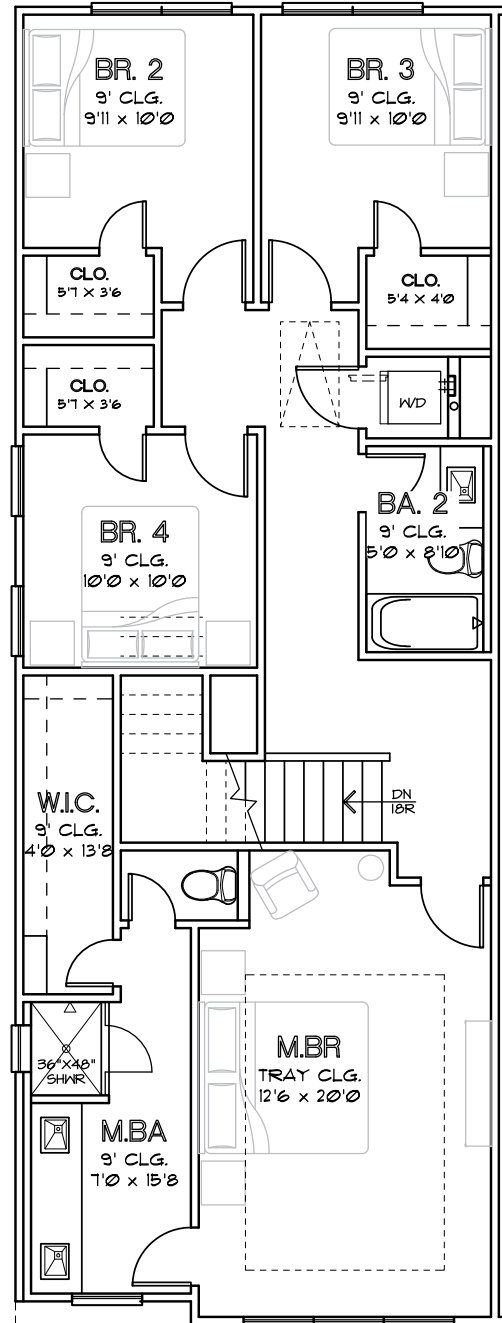


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1844  
1,844 SQ.FT.



FIRST FLOOR



SECOND FLOOR

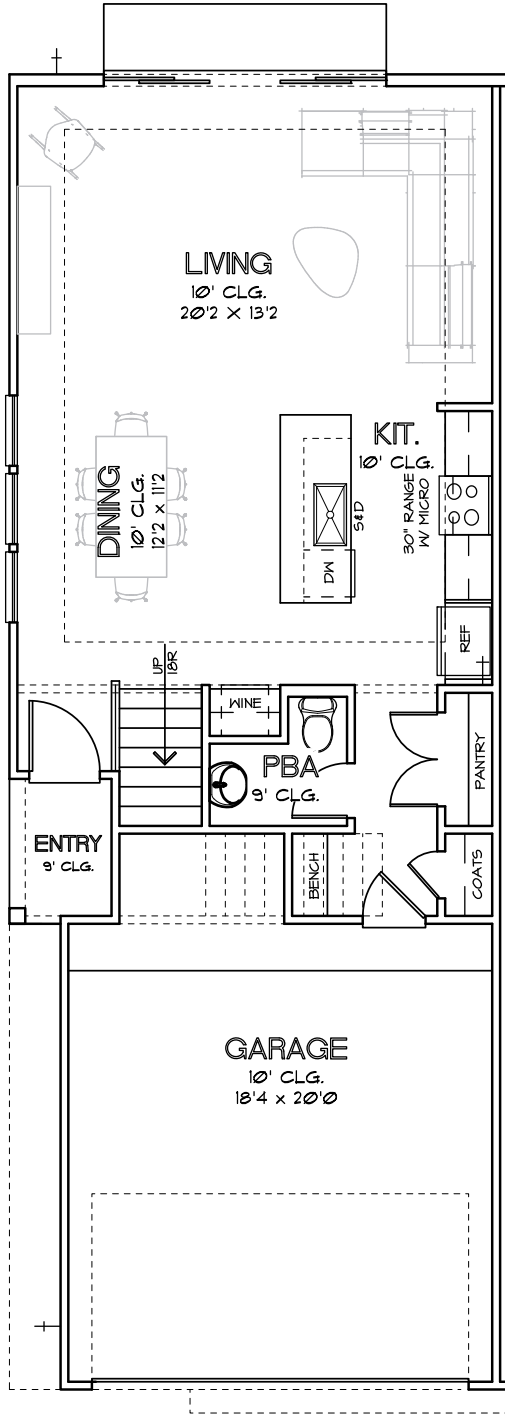
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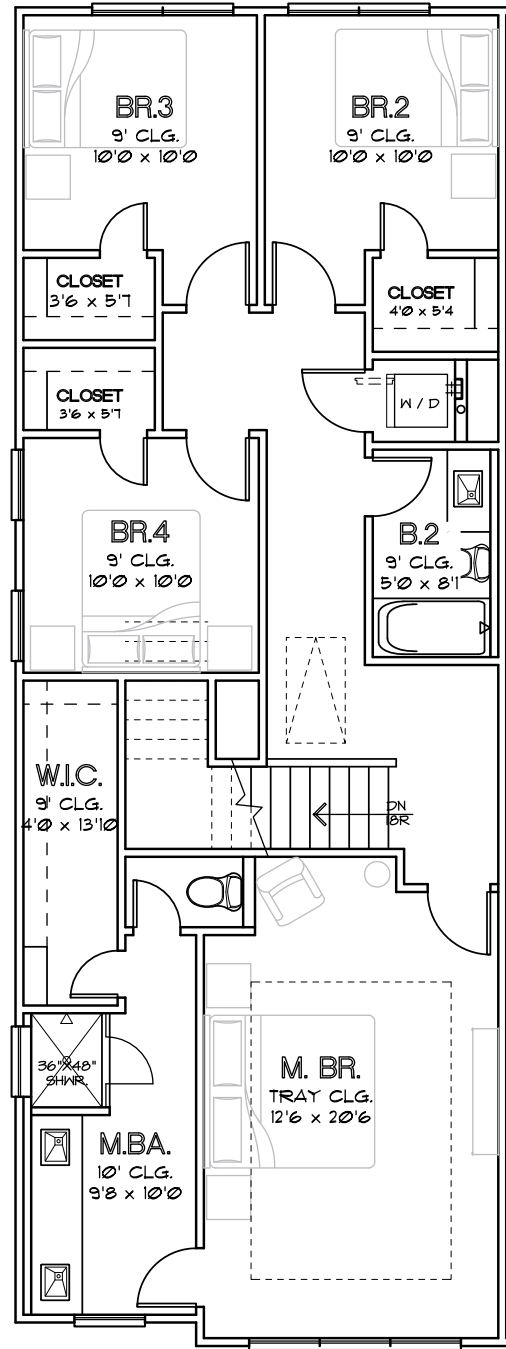


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1855  
1,855 SQ.FT.



FIRST FLOOR



SECOND FLOOR

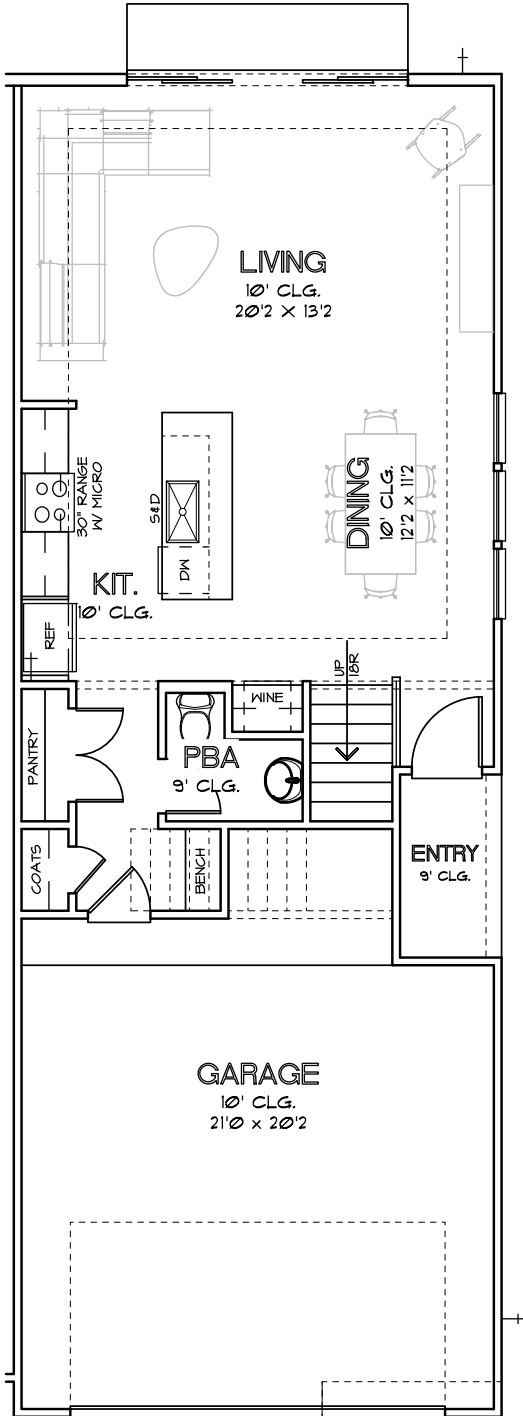
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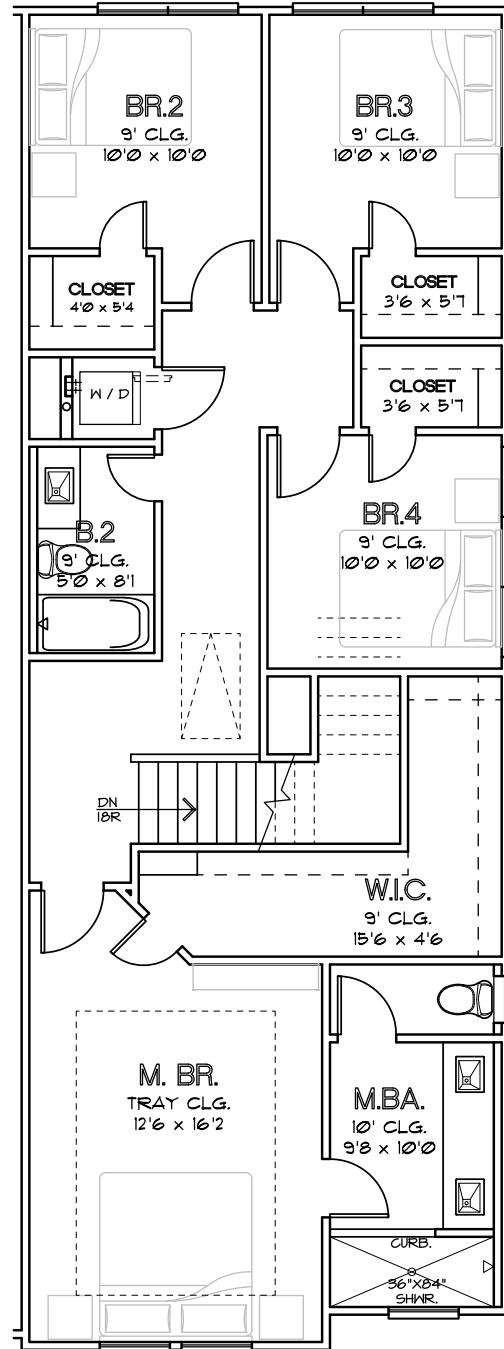


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1861  
1,861 SQ.FT.



FIRST FLOOR



SECOND FLOOR

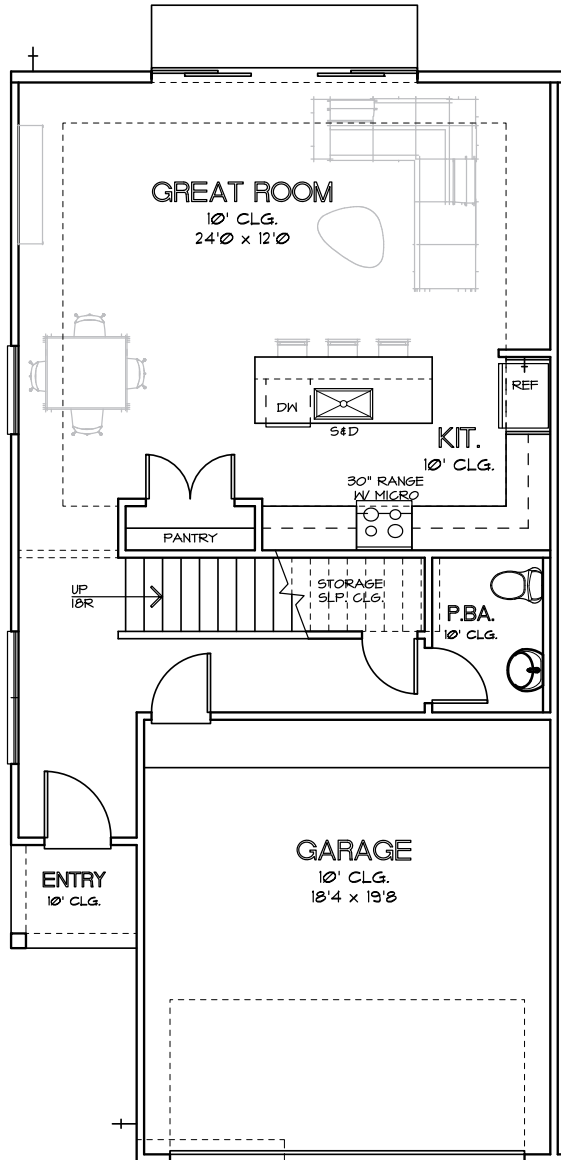
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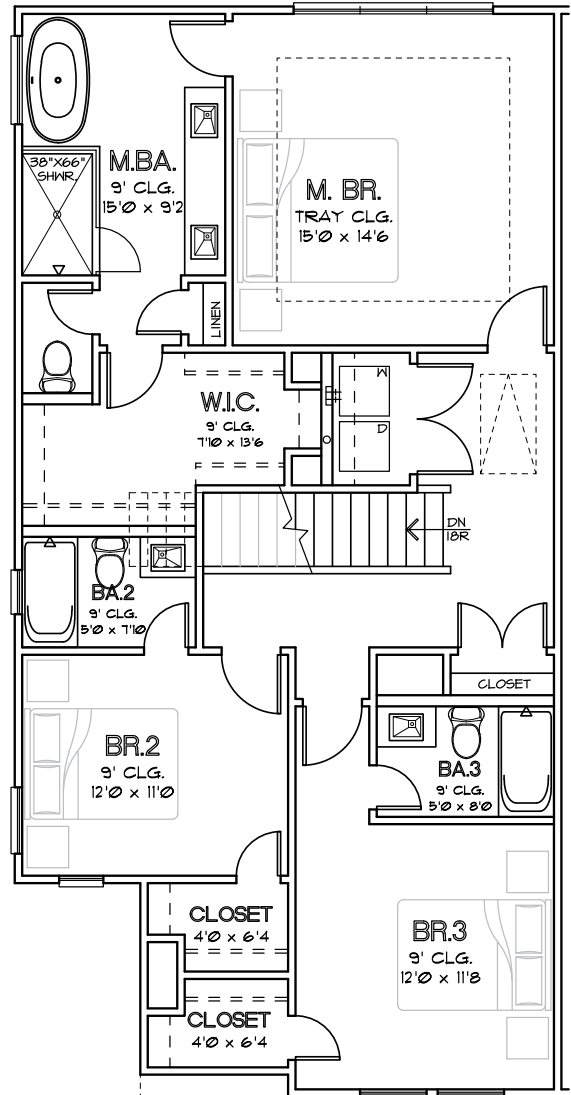


CITY HOMES  
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COLONIAL HEIGHTS  
PLAN 1877  
1,877 SQ.FT.



FIRST FLOOR



SECOND FLOOR

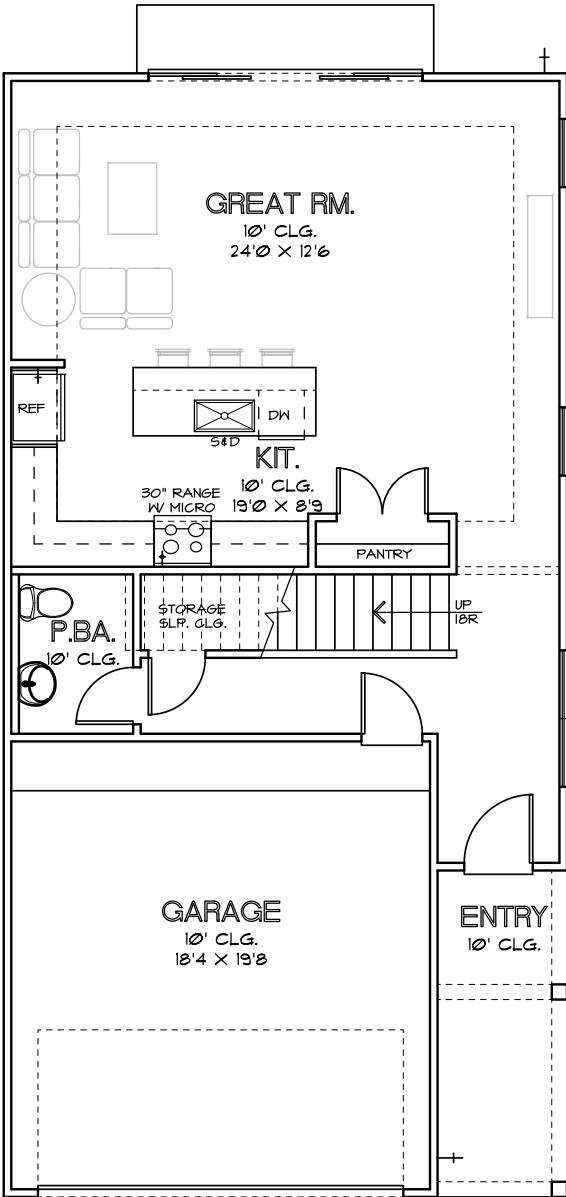
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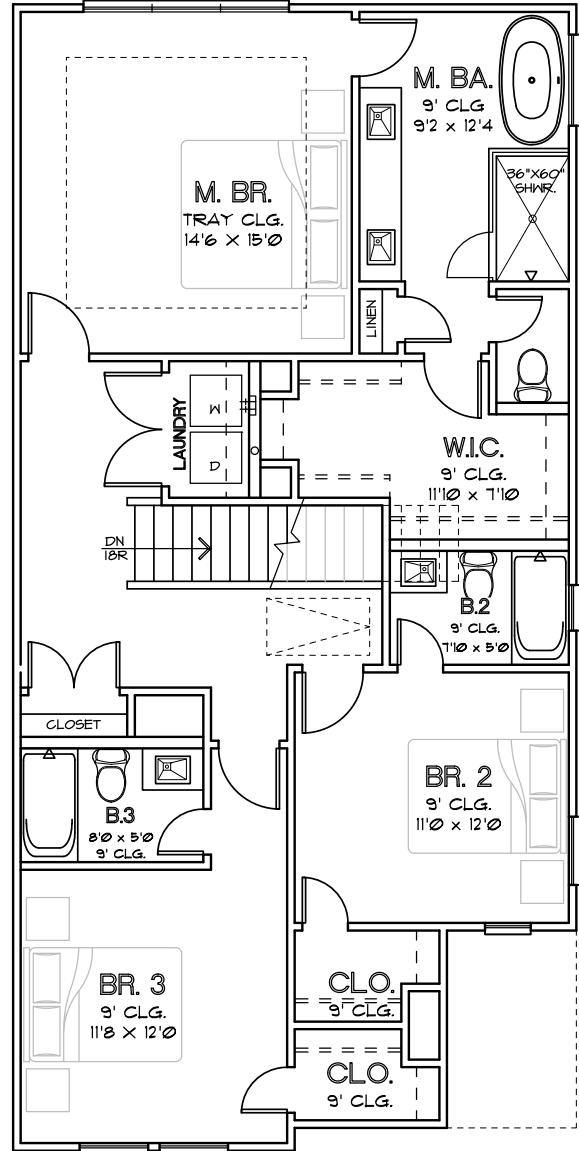


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1902  
1,902 SQ.FT.



FIRST FLOOR



SECOND FLOOR

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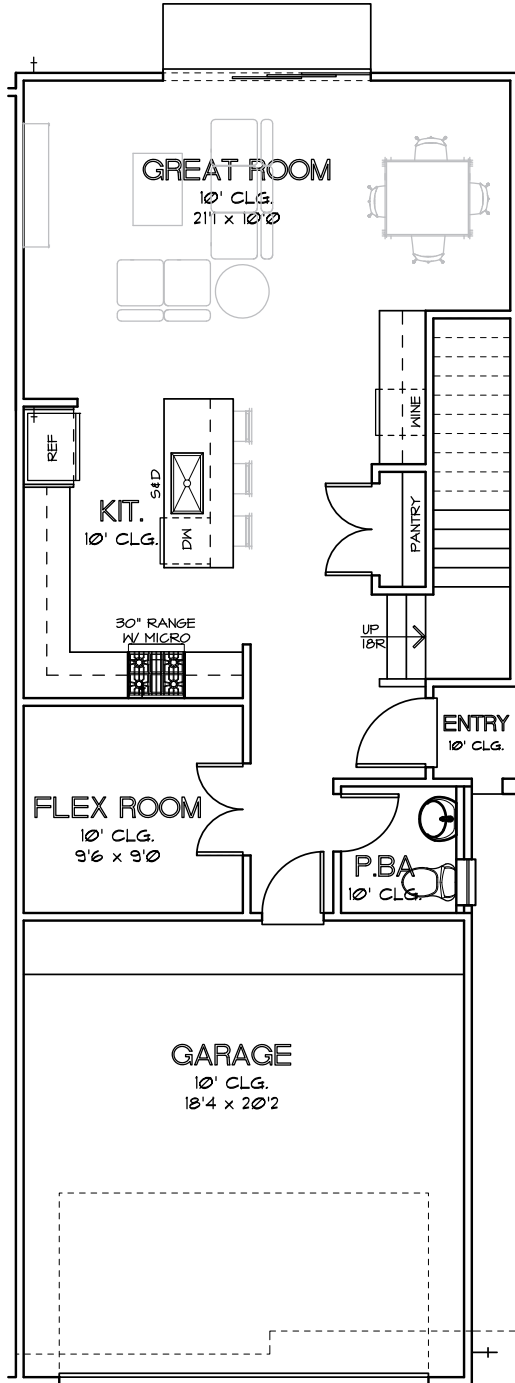




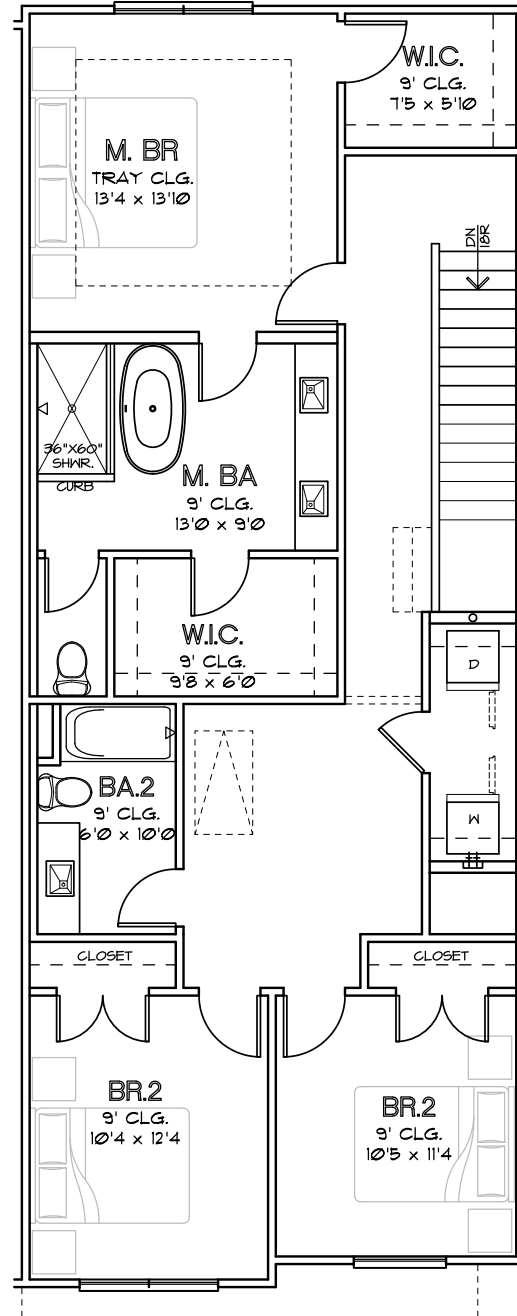


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1916  
1,916 SQ.FT.



FIRST FLOOR



SECOND FLOOR

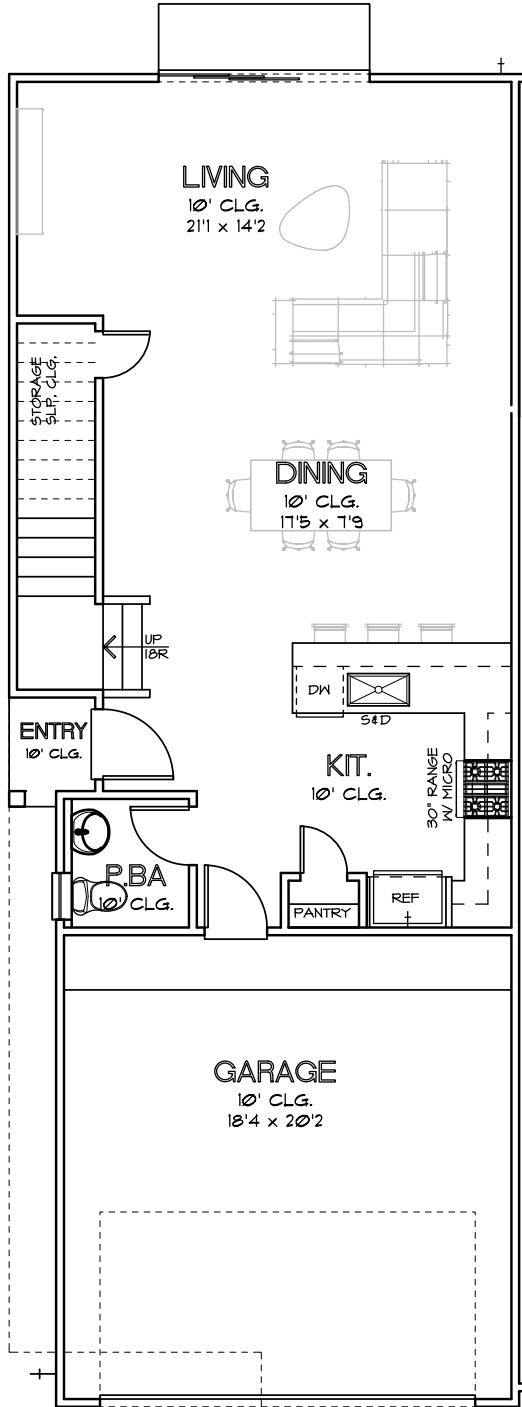
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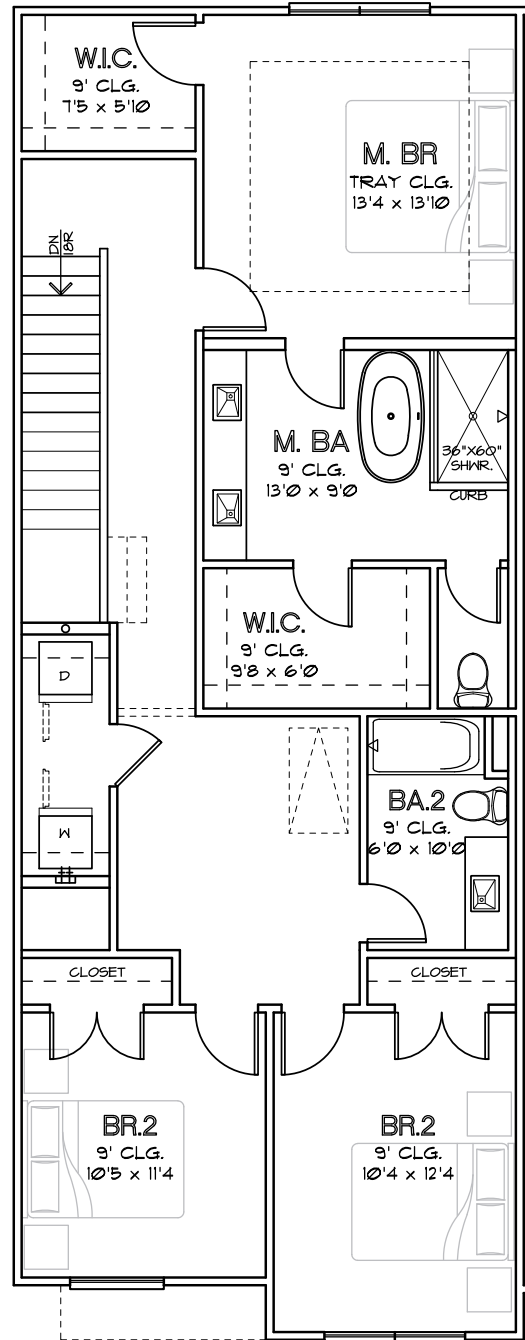


CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
PLAN 1931  
1,931 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
- 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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CITY HOMES  
CHOICE

COLONIAL HEIGHTS  
SITE PLAN



To learn more about this community, please contact:

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