CITY HOMES CHOICE

COLONIAL HEIGHTS

A new community in Katy

BUY NOW SAVE BIG

CITY HOMES CHOICE

Laurence Jugueta | (713) 575-8000

LJ@citychoicegroup.com

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

CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

COLONIAL HEIGHTS

QUICK MOVE-IN HOMES

BUY NOW SAVE BIG

PRICES ARE FALLING! Now is the perfect time to make your move with new lower prices on select City Choice Homes.

1516 Colonial Gorge
~~$381,700~~ **$314,900**

The Cypress A
4 beds | 2.5 baths | 2 car garage
1,946 sq. ft.
AVAILABLE NOW

1526 Colonial Junction
~~$391,700~~ **$324,900**

The Longhorn
3 beds | 2.5 baths | 2 car garage
2,018 sq. ft.
AVAILABLE NOW

1524 Colonial Gorge
~~$379,700~~ **$324,900**

The Cypress B
4 beds | 2.5 baths | 2 car garage
1,921 sq. ft.
AVAILABLE NOW

24405 Colonial Willow
~~$383,700~~ **$319,900**

The Post Oak
4 beds | 2.5 baths | 2 car garage
1,968 sq. ft.
AVAILABLE NOW

24406 Colonial Mound
~~$384,900~~ **$324,900**

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

24412 Colonial Mound
~~$349,900~~ **$284,900**

The Elm
3 beds | 2.5 baths | 2 car garage
1,516 sq. ft.
AVAILABLE NOW

24408 Colonial Mound
~~$389,900~~ **$329,900**

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

24405 Colonial Mound
~~$367,700~~ **$309,900**

The Juniper A
3 beds | 2.5 baths | 2 car garage
1,870 sq. ft.

24407 Colonial Mound
~~$374,900~~ **$314,900**

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

Laurence Jugueta | (713) 575-8000
LJ@citychoicegroup.com

continued

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

CHOICE IS THE ULTIMATE LUXURY

9-28-26. All square footage and pricing subject to change without notice. Alldimensions are approximate. See a Sales Consultant for details.

CITY HOMES CHOICE

COLONIAL HEIGHTS

QUICK MOVE-IN HOMES

24409 Colonial Mound

~~$379,900~~ **$317,900**

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

24411 Colonial Mound

~~$364,900~~ **$309,900**

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

24410 Colonial Mound

~~$364,900~~ **$314,900**

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

Laurence Jugueta | (713) 575-8000
LJ@citychoicegroup.com
Please Visit Our Model Home: 1522 Colonial Junction Dr. Katy TX 77493

CHOICE IS THE ULTIMATE LUXURY

9-28-26. All square footage and pricing subject to change without notice. Alldimensions are approximate. See a Sales Consultant for details.

CITY HOMES CHOICE

Laurence Jugueta
(713) 575-8000
LJ@citychoicegroup.com

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

CHOICE IS THE ULTIMATE LUXURY

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

Tax Information

Total Tax Rate: 2.61% (2024)

HOA Information

Management Company: Beacon Residential Management

Dues: $990/year with a monthly water assessment of $110

Capital Reserve Contribution: $1,155 (one-time payment)
Includes: Front yard maintenance, community area maintenance including the gate and private trash.

Points of Interest

- Katy Asiatown, 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

CHOICE IS THE ULTIMATE LUXURY

4-9-26. Subject to change without notice. Tax rates are estimates only, subject to change, and may vary based on assessed value and exemptions. Please verify with local taxing authorities.. See a Sales Consultant for details.

CITY HOMES CHOICE

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

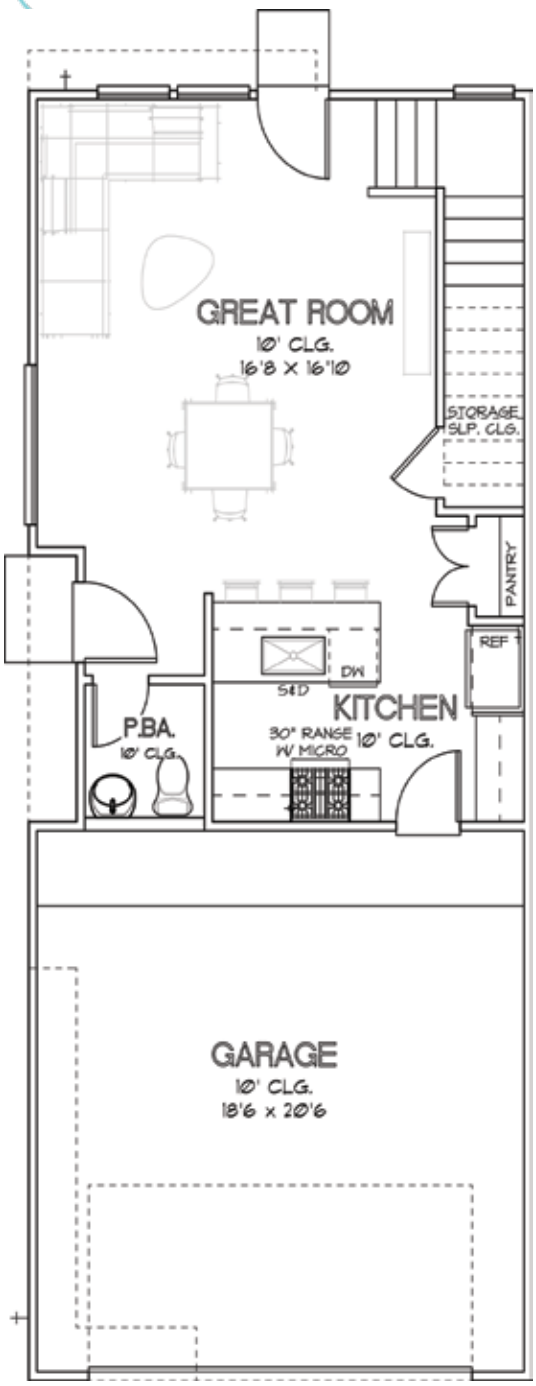
Insulation:

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

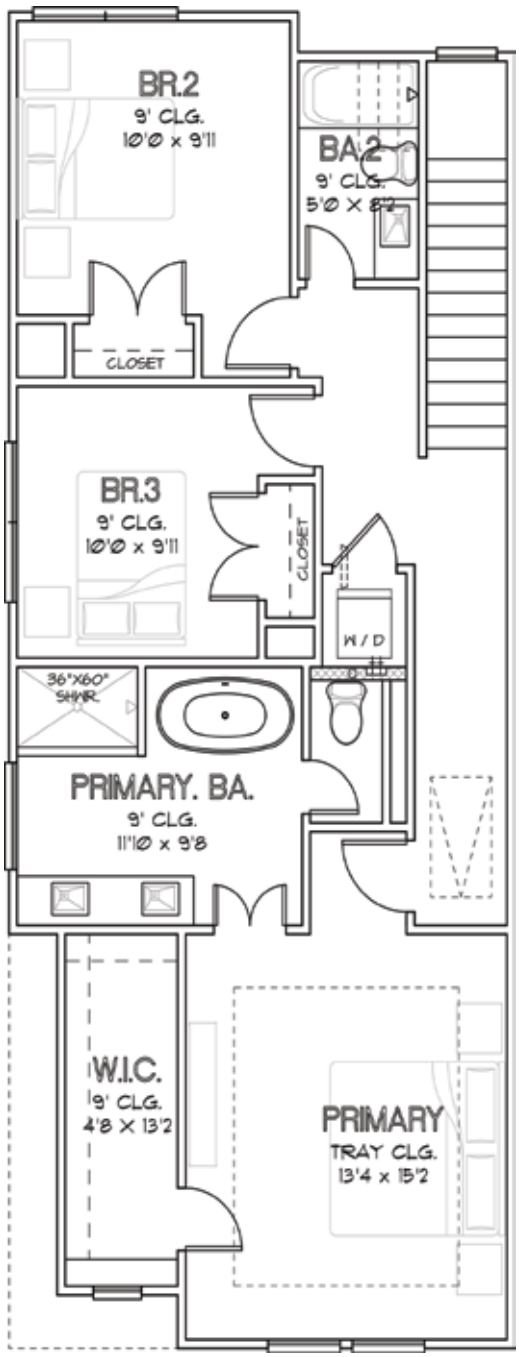
Appliances:
- Dishwasher: Samsung
- Cooktop: Samsung
- Microwave: Samsung

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE BLUEBONNET
1,504 SQ.FT.



FIRST FLOOR

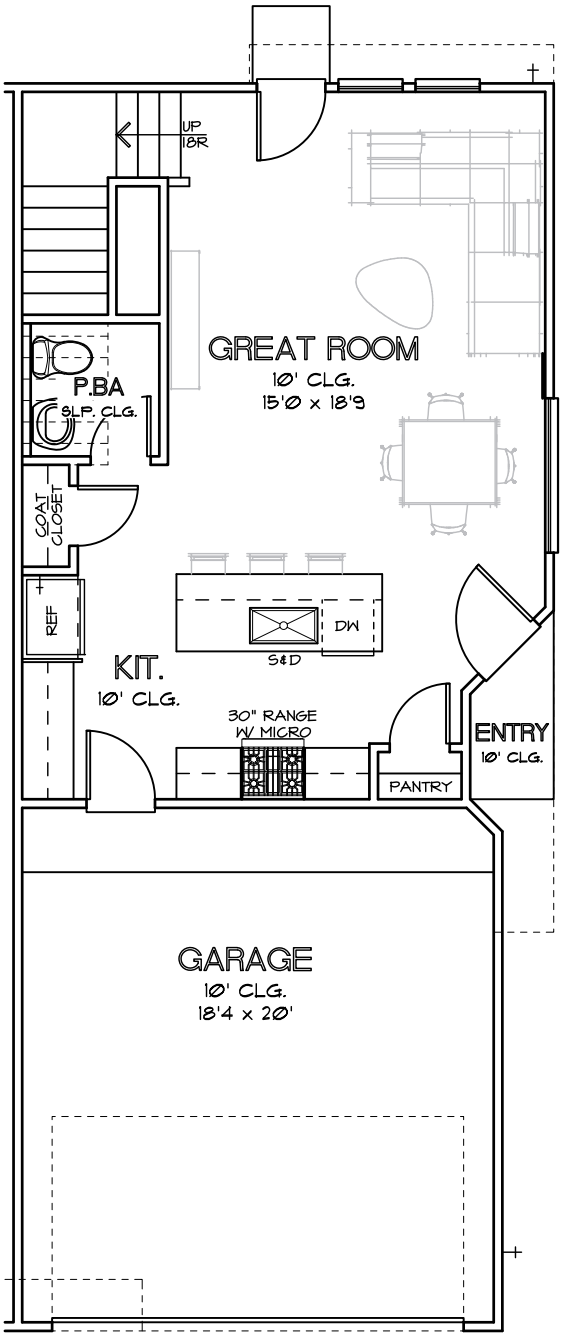


SECOND FLOOR

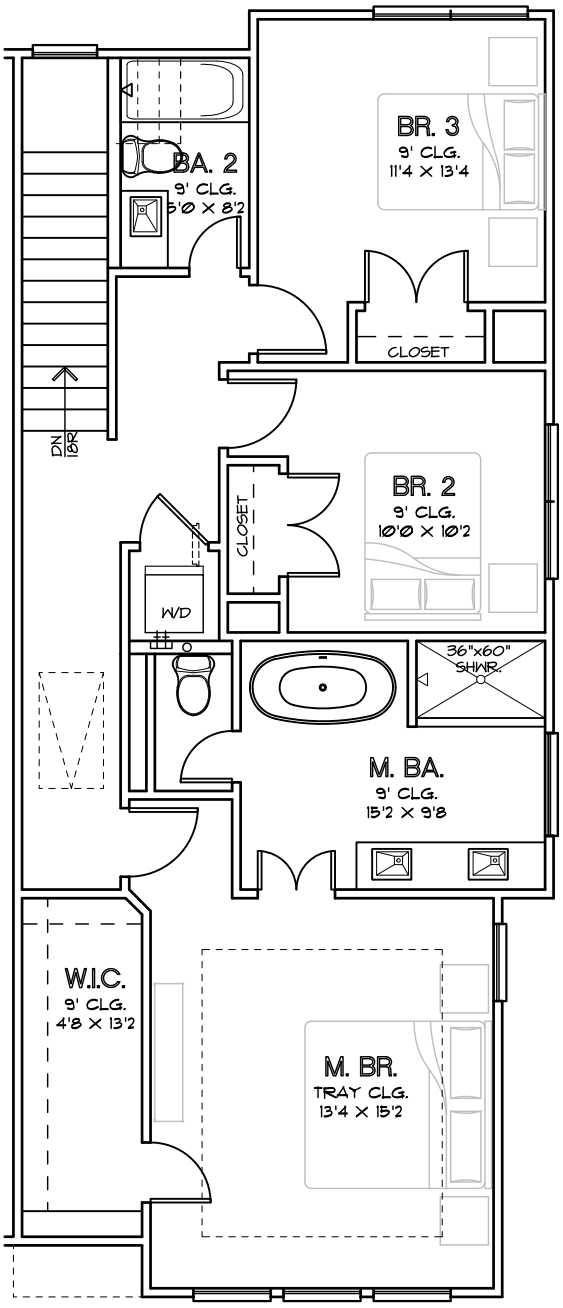
CHOICE IS THE ULTIMATE LUXURY

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE HICKORY A
1,513 SQ.FT.



FIRST FLOOR



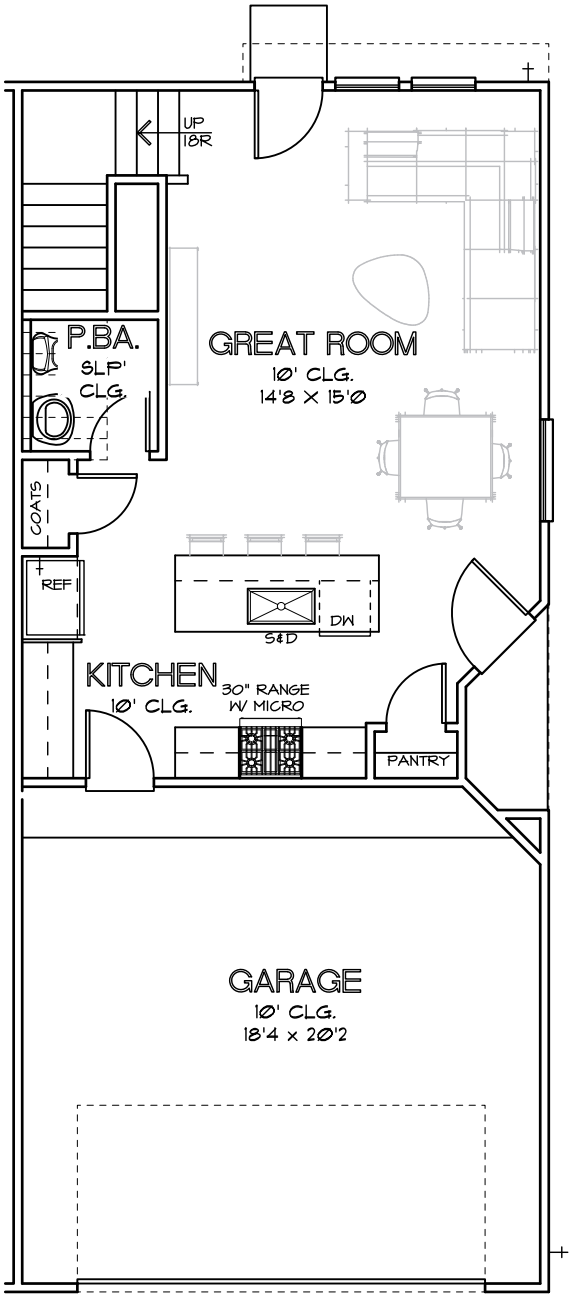
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

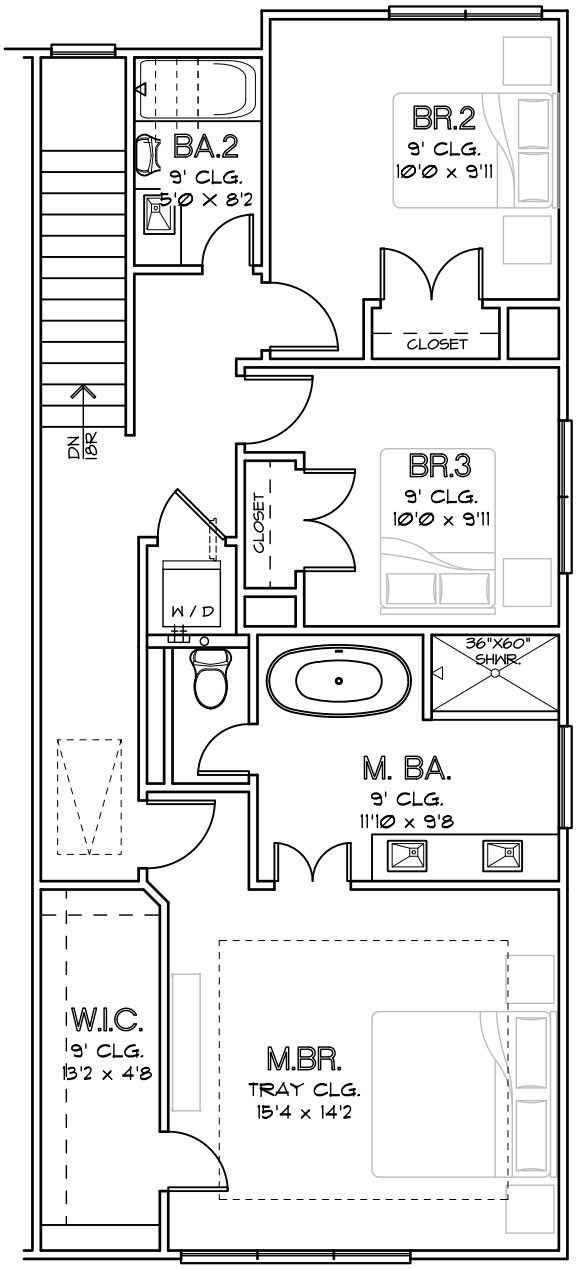
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE HICKORY B
1,524 SQ.FT.



FIRST FLOOR



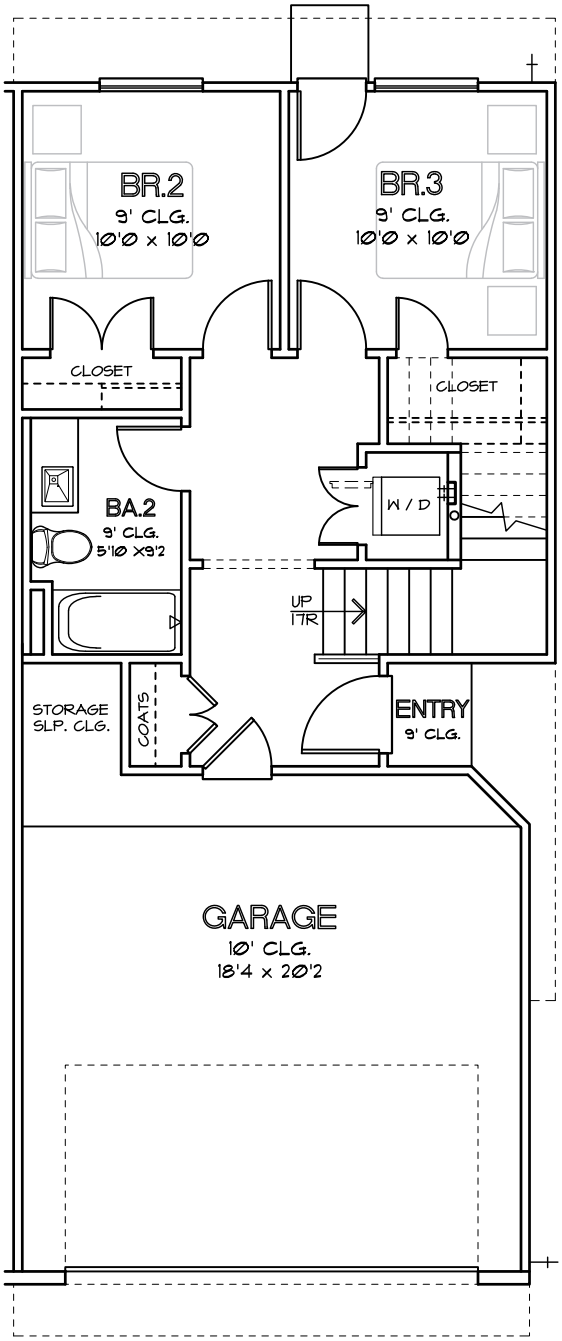
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

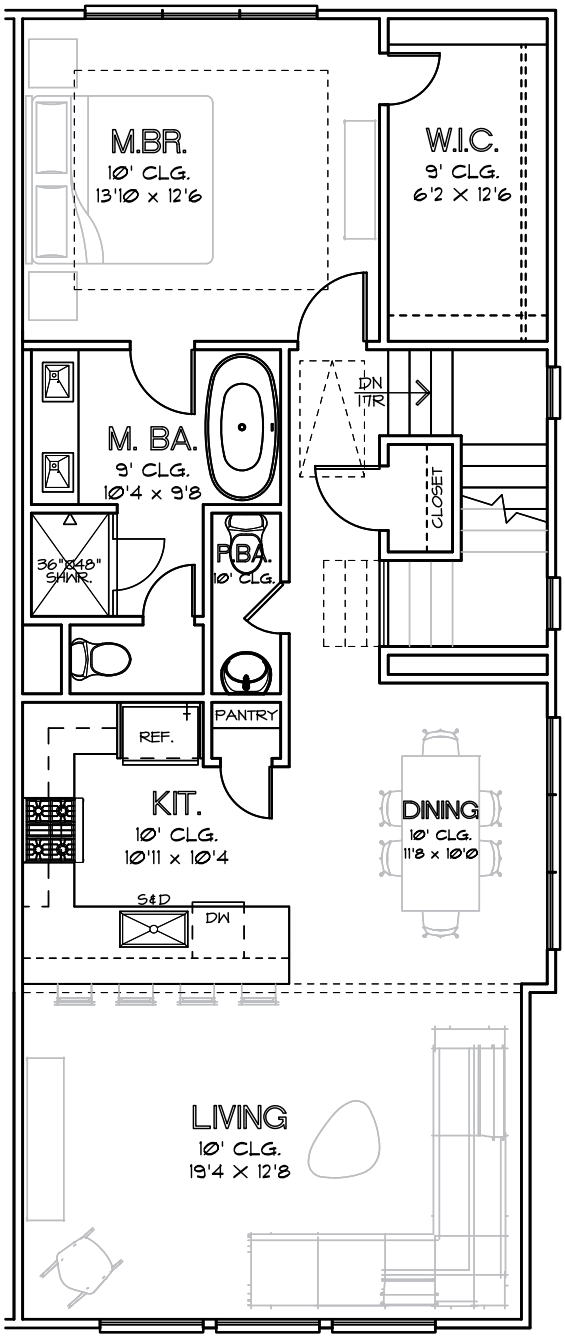
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE ELM
1,516 SQ.FT.



FIRST FLOOR



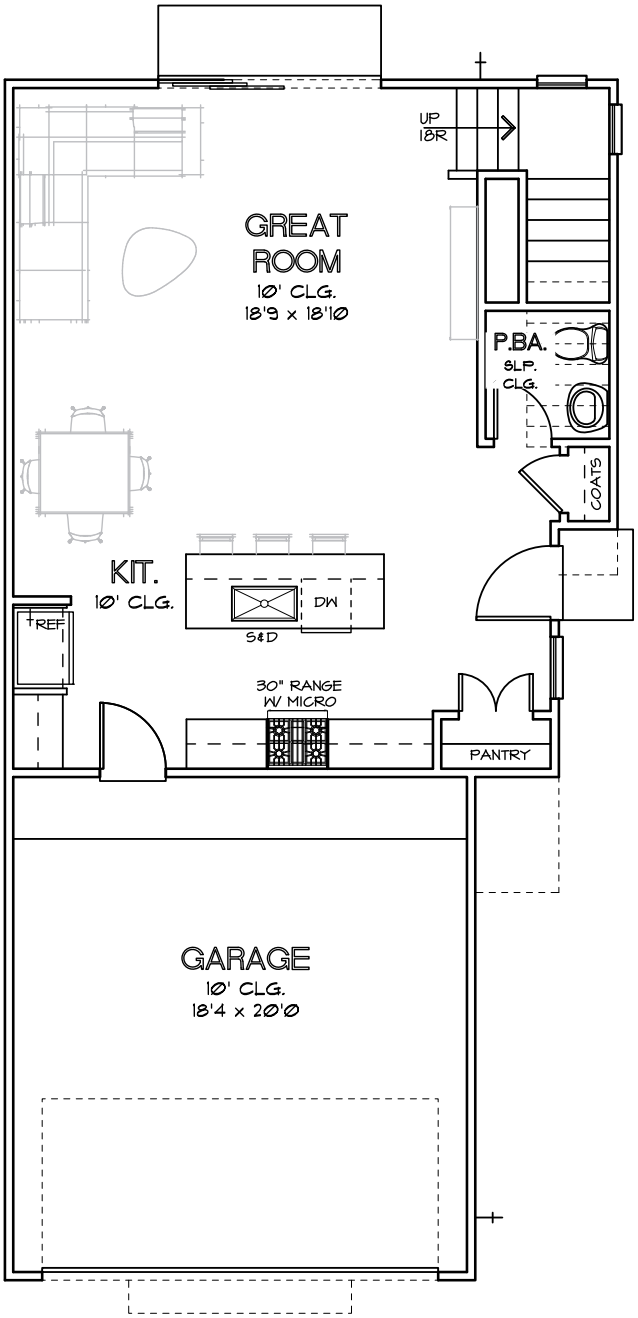
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

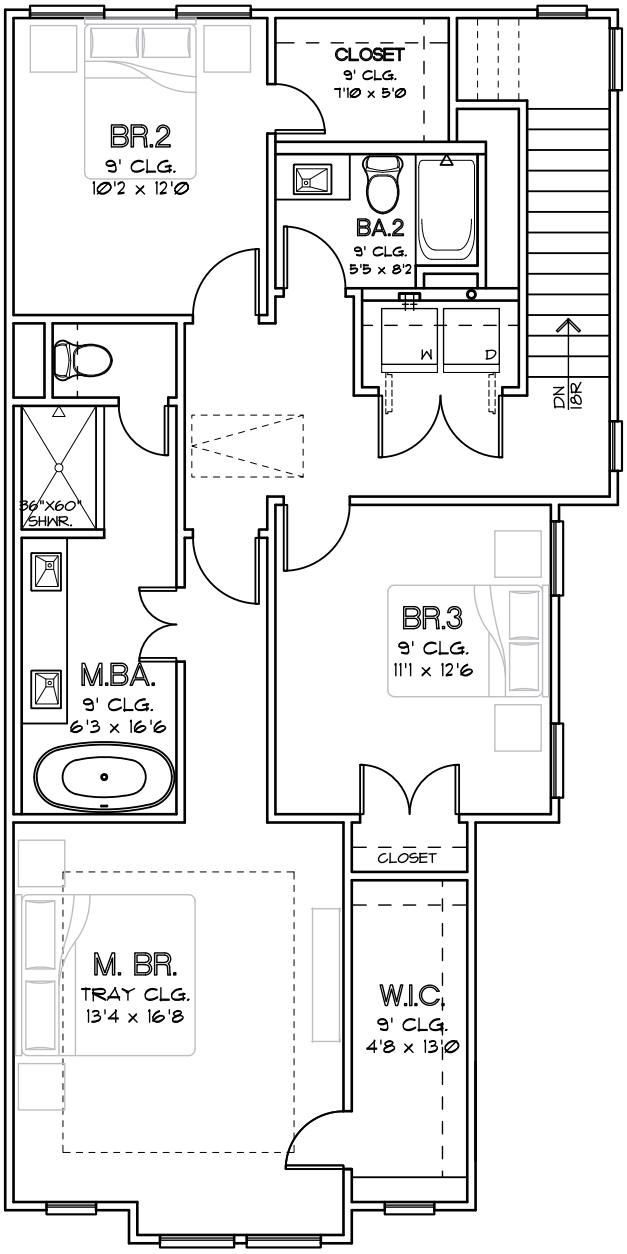
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE SYCAMORE A
1,700 SQ.FT.



FIRST FLOOR



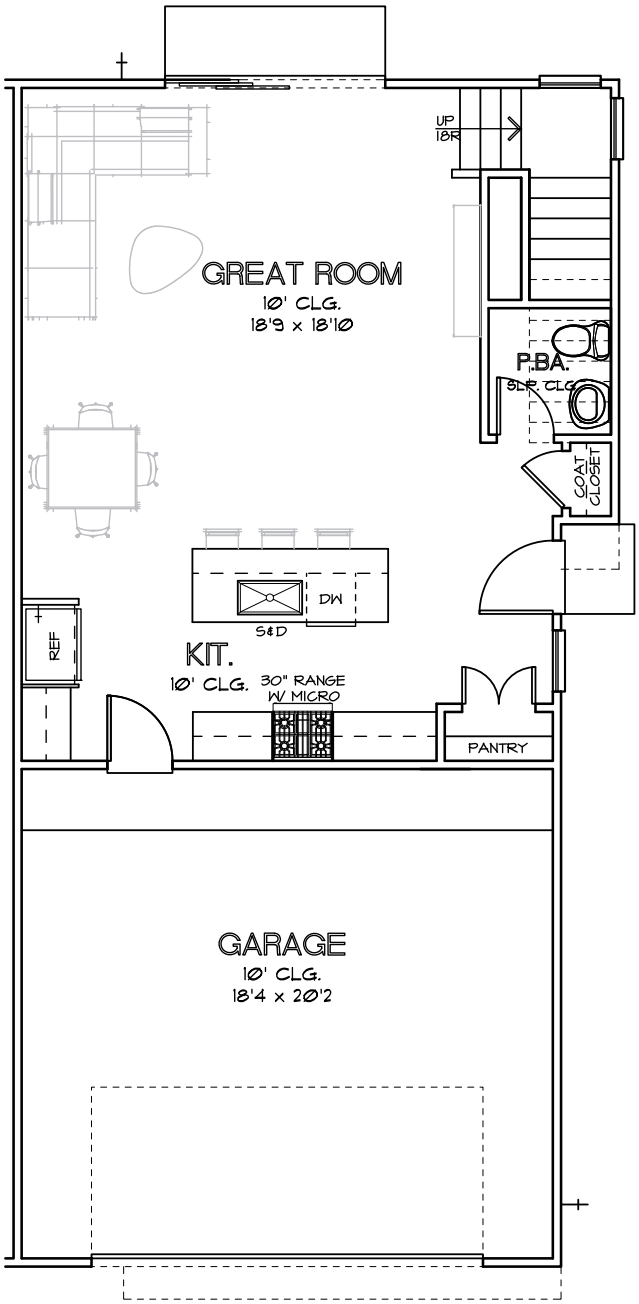
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

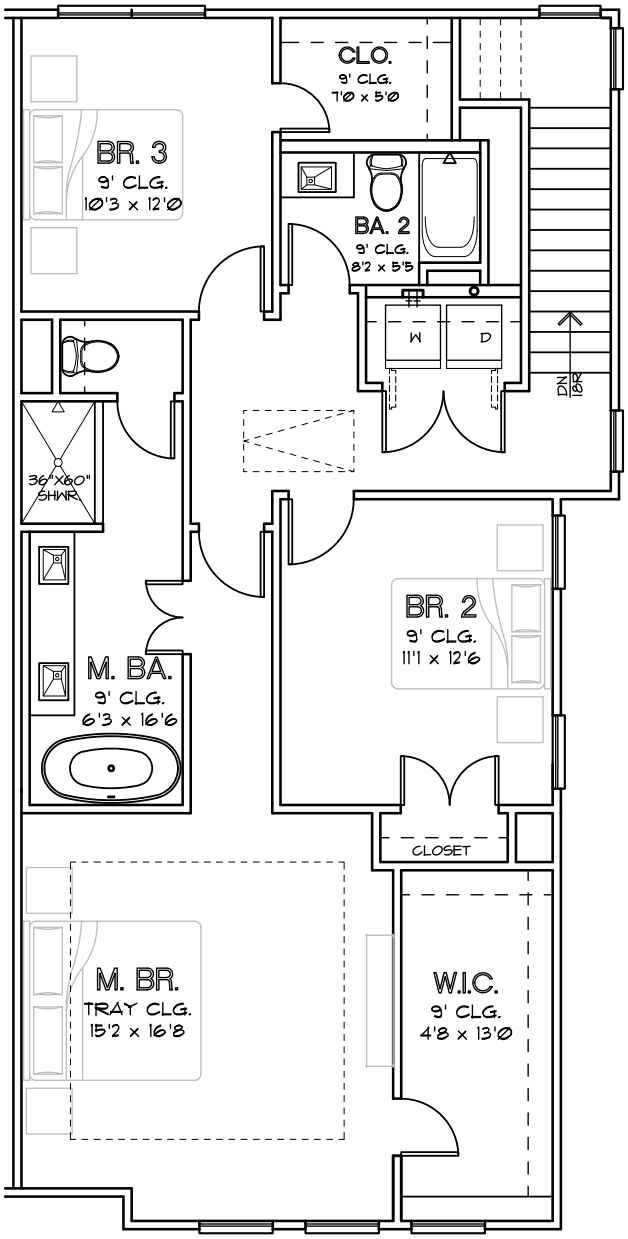
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE SYCAMORE B
1,765 SQ.FT.



FIRST FLOOR



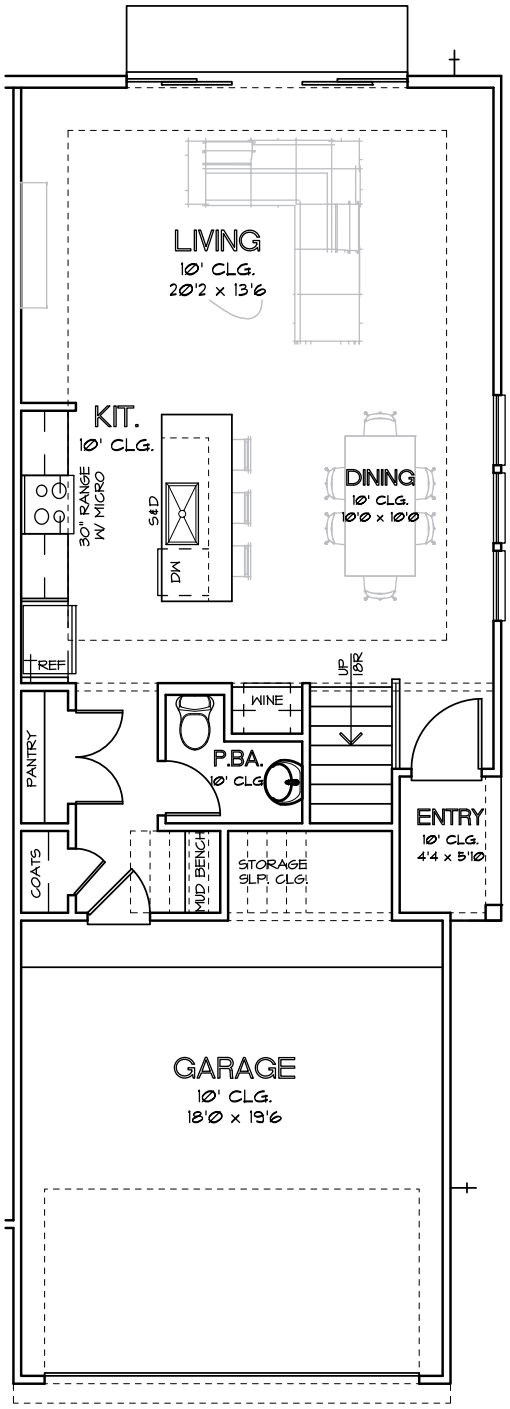
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

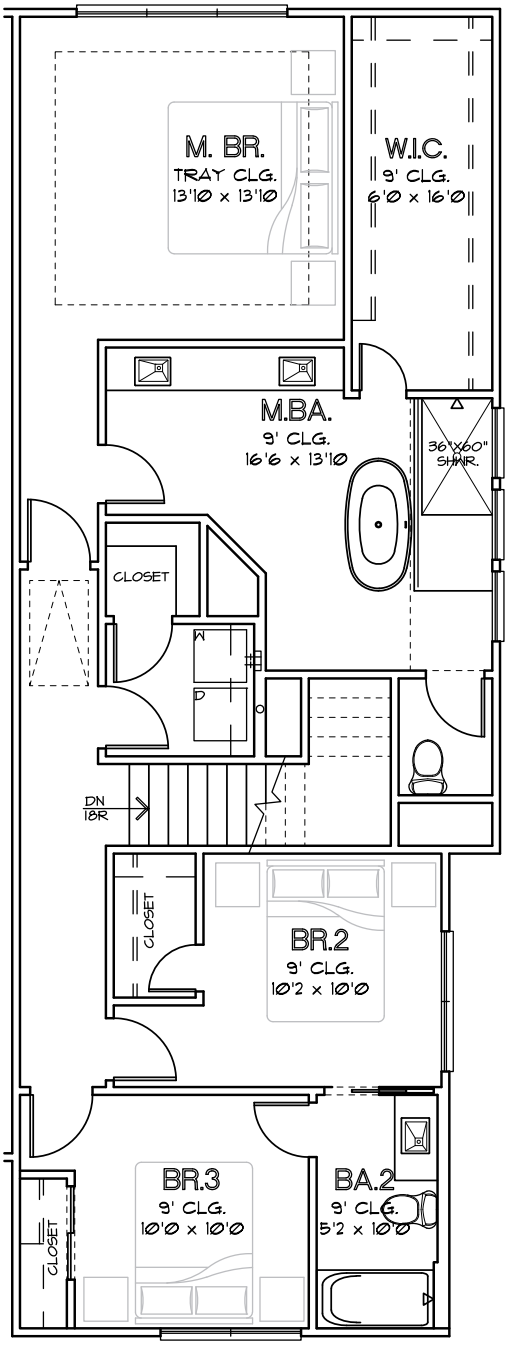
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE JUNIPER A
1,964 SQ.FT.



FIRST FLOOR



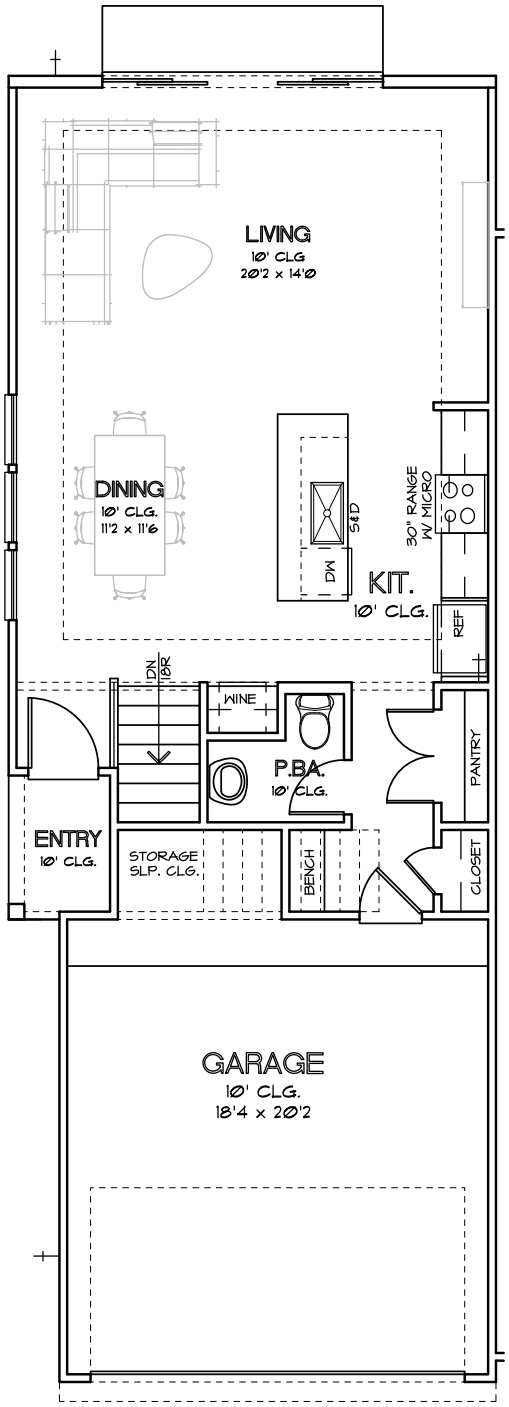
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

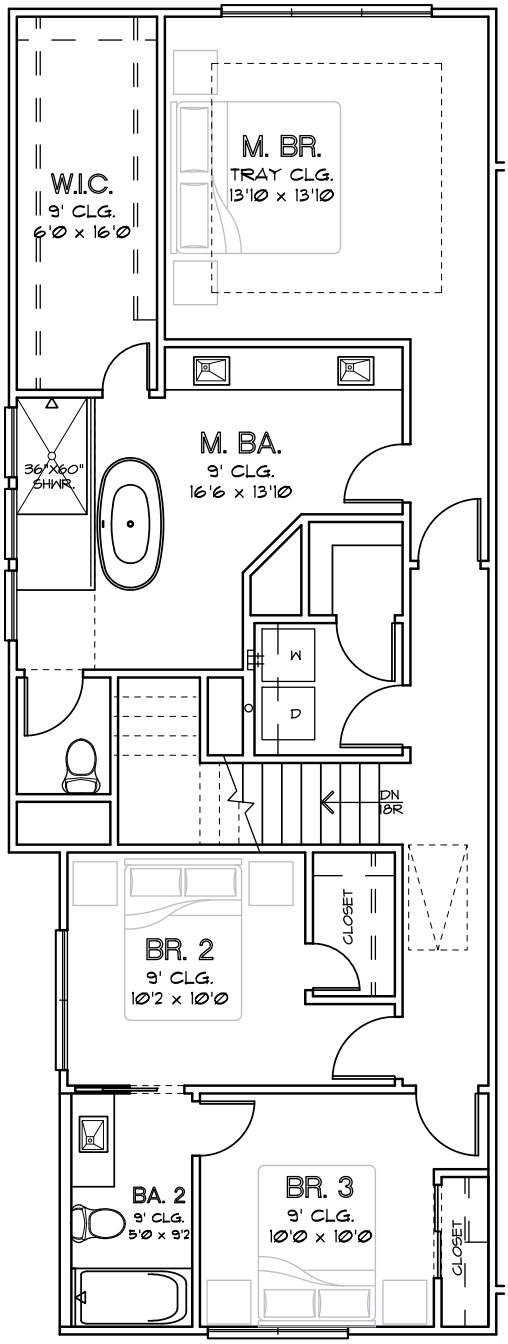
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE JUNIPER B
1,814 SQ.FT.



FIRST FLOOR



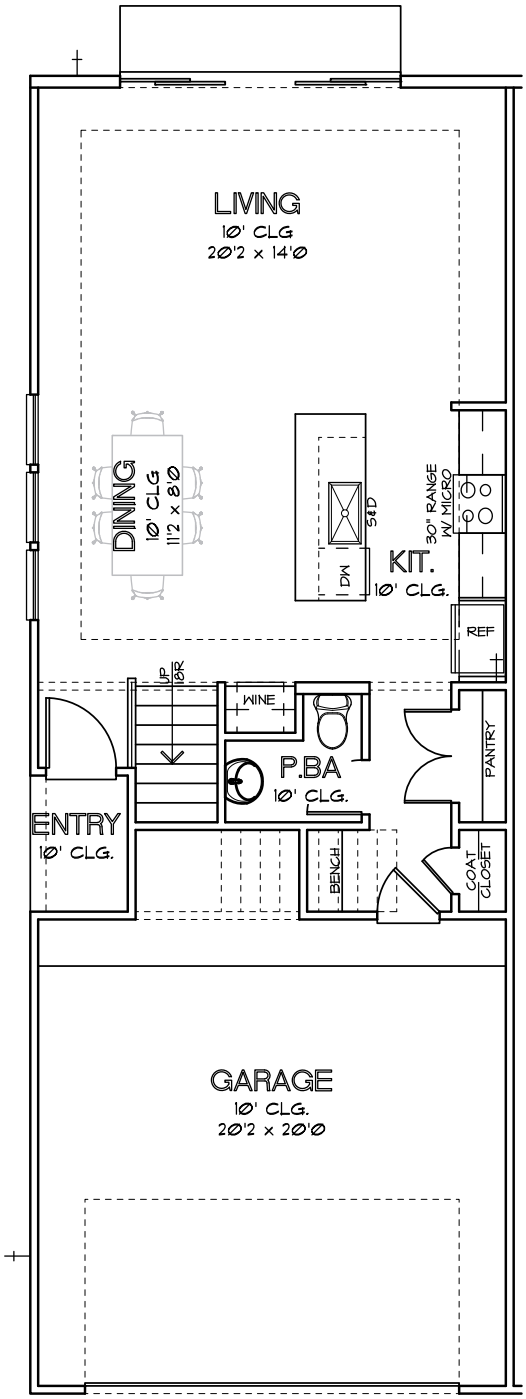
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

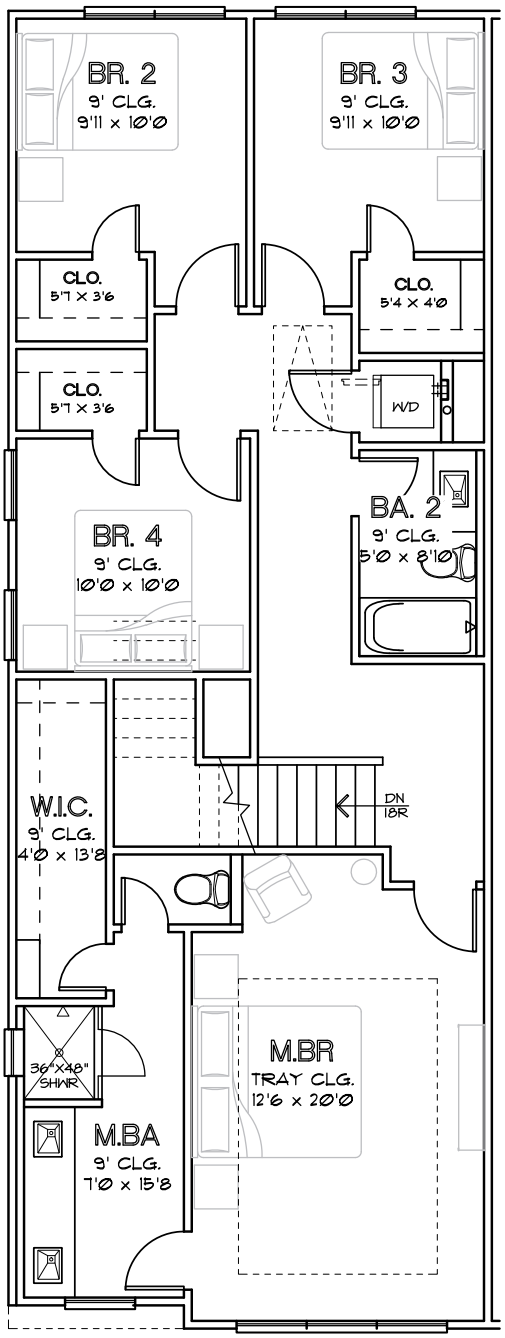
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE CYPRESS A
1,943 SQ.FT.



FIRST FLOOR



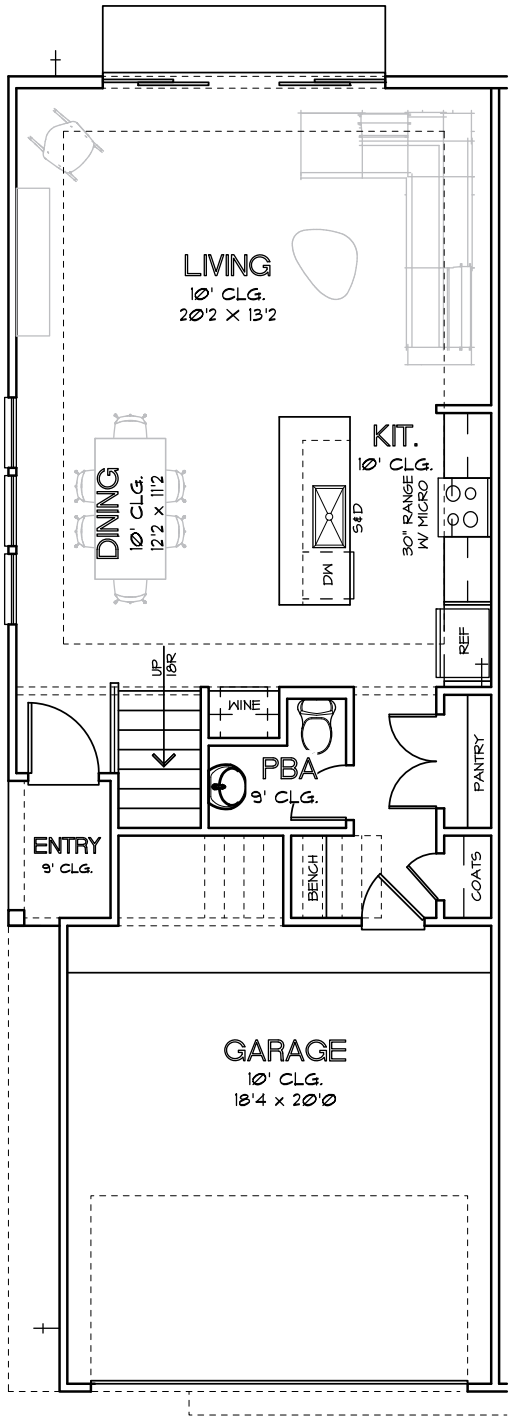
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

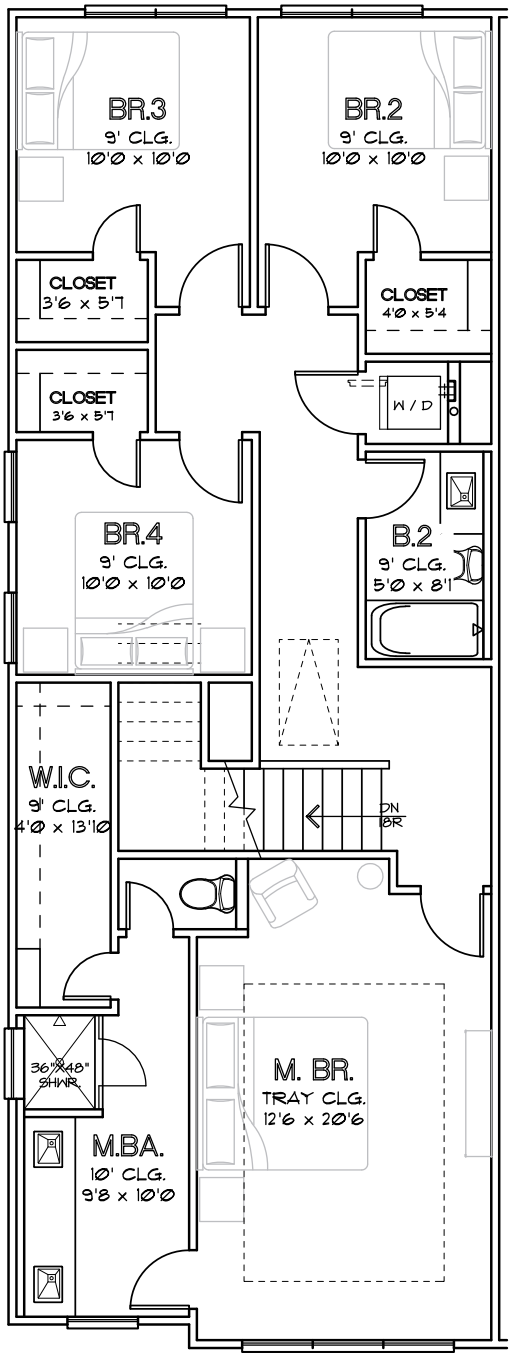
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE CYPRESS B
2,031 SQ.FT.



FIRST FLOOR



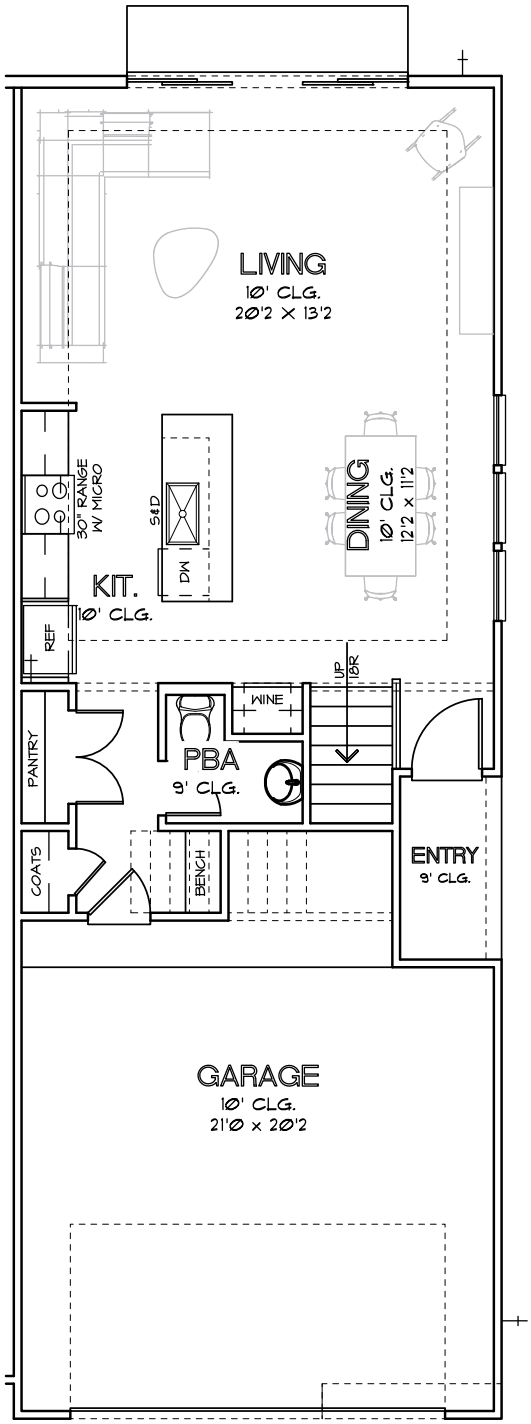
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

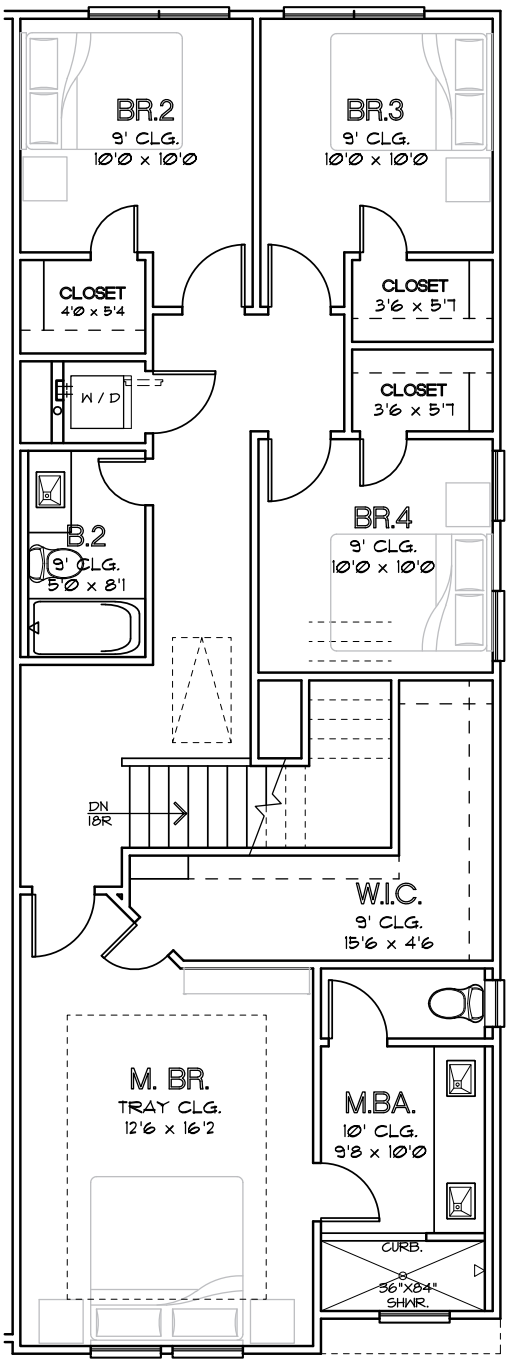
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE POST OAK
1,964 SQ.FT.



FIRST FLOOR



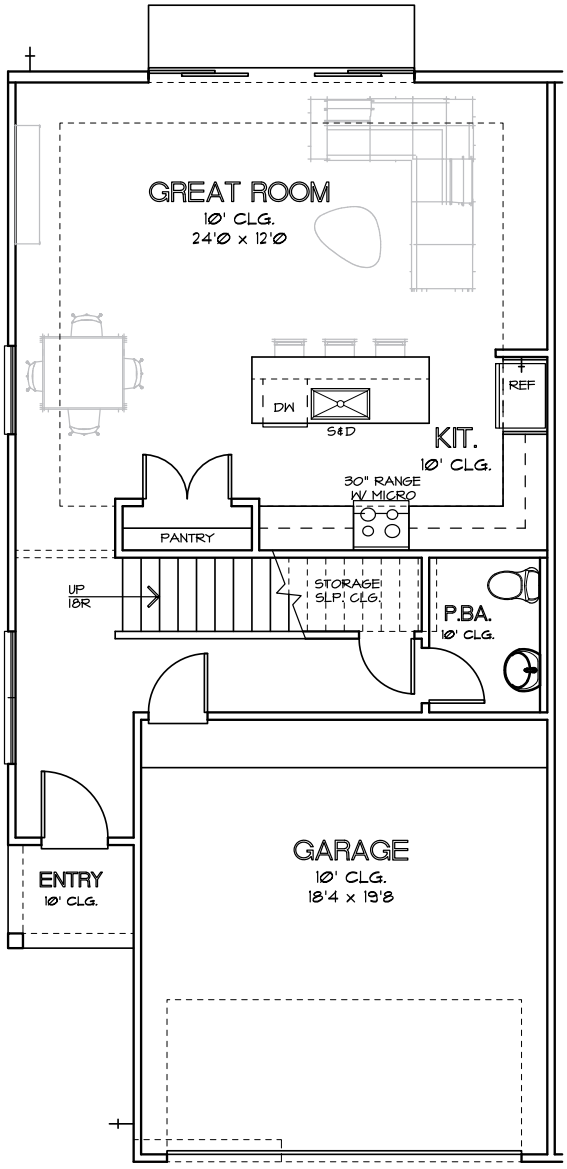
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

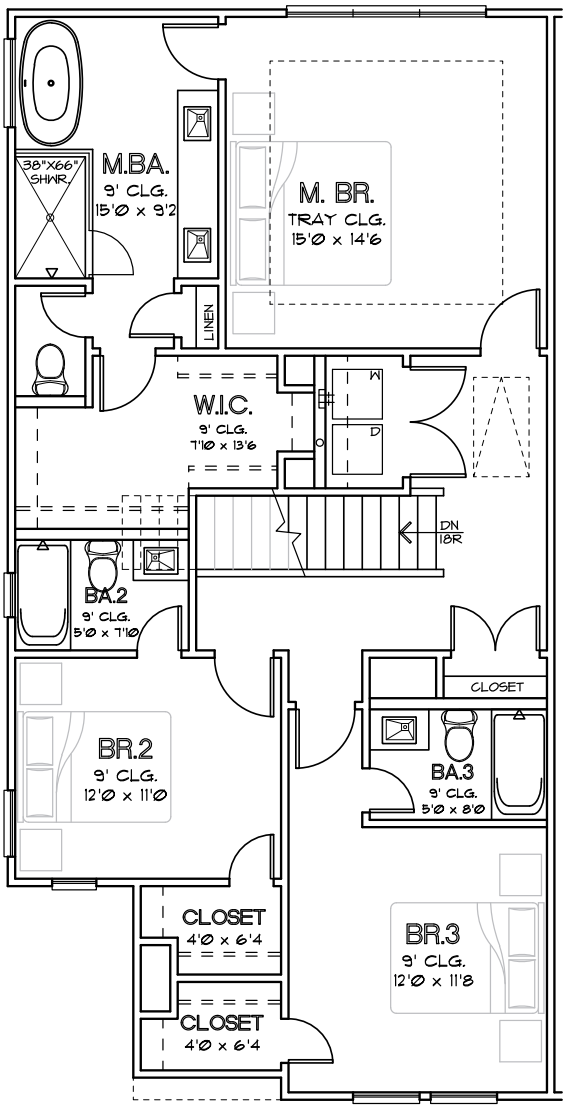
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE CEDARWOOD A
1,877 SQ.FT.



FIRST FLOOR



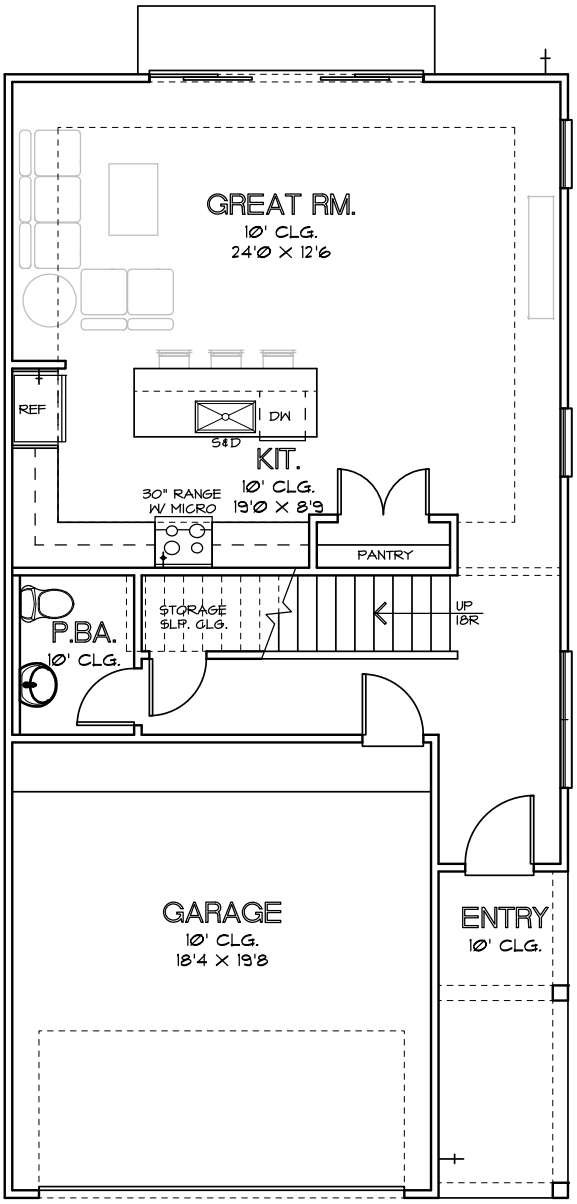
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

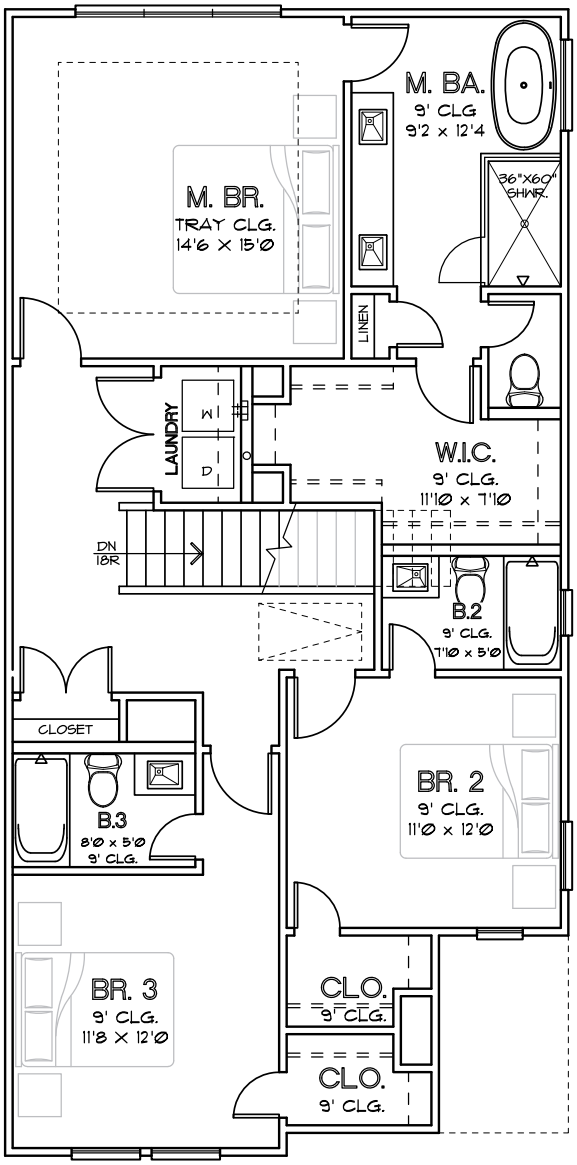
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE CEDARWOOD B
1,902 SQ.FT.



FIRST FLOOR



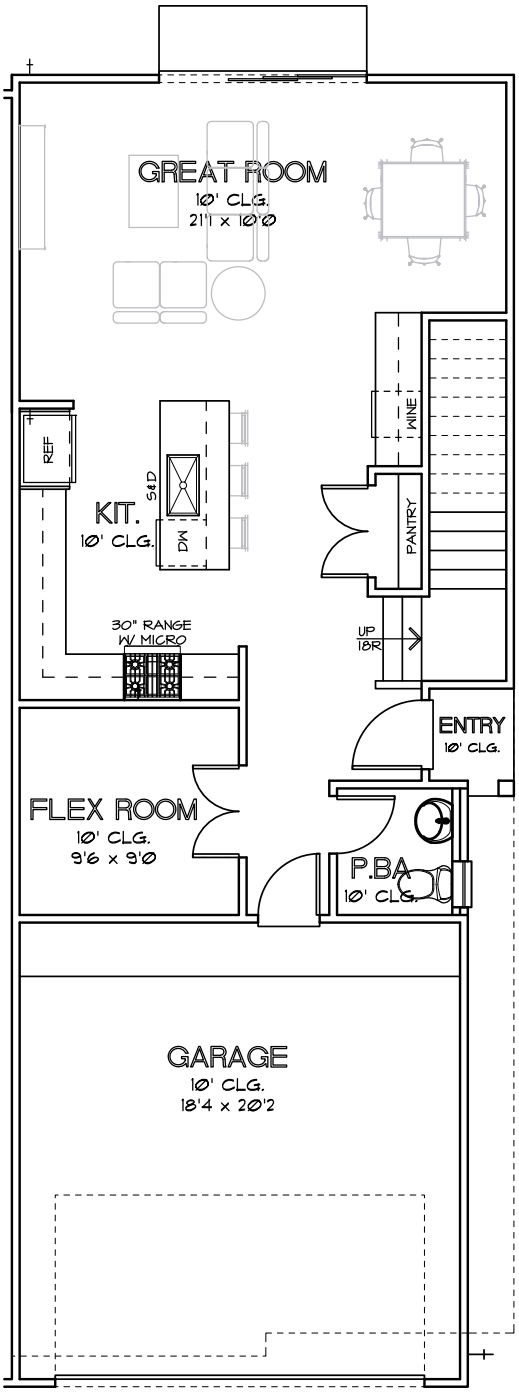
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

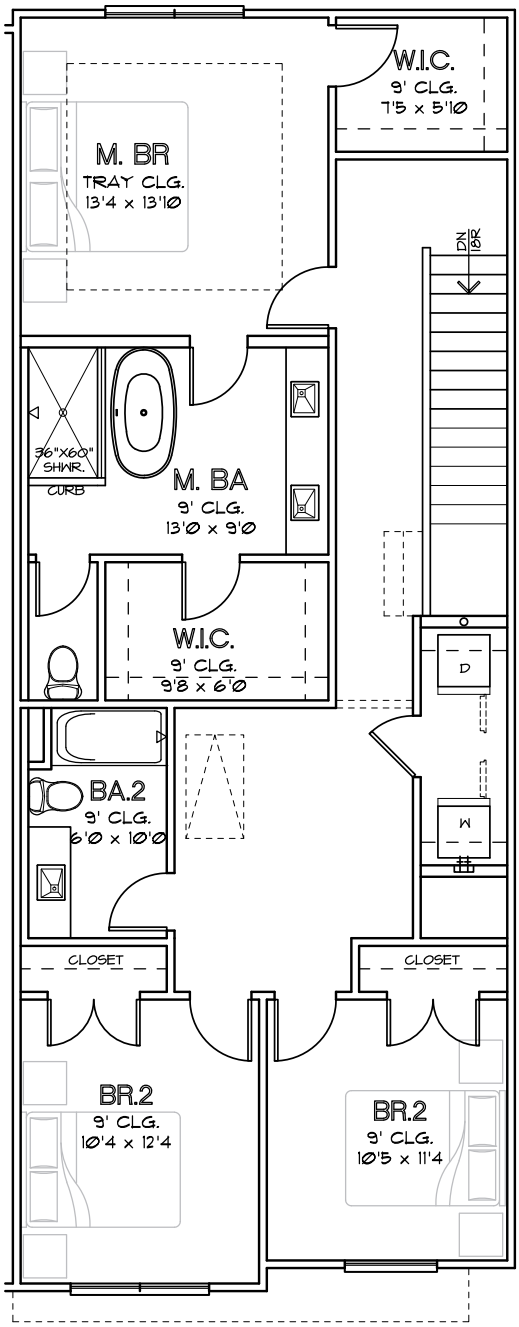
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE SADDLE
1,916 SQ.FT.



FIRST FLOOR



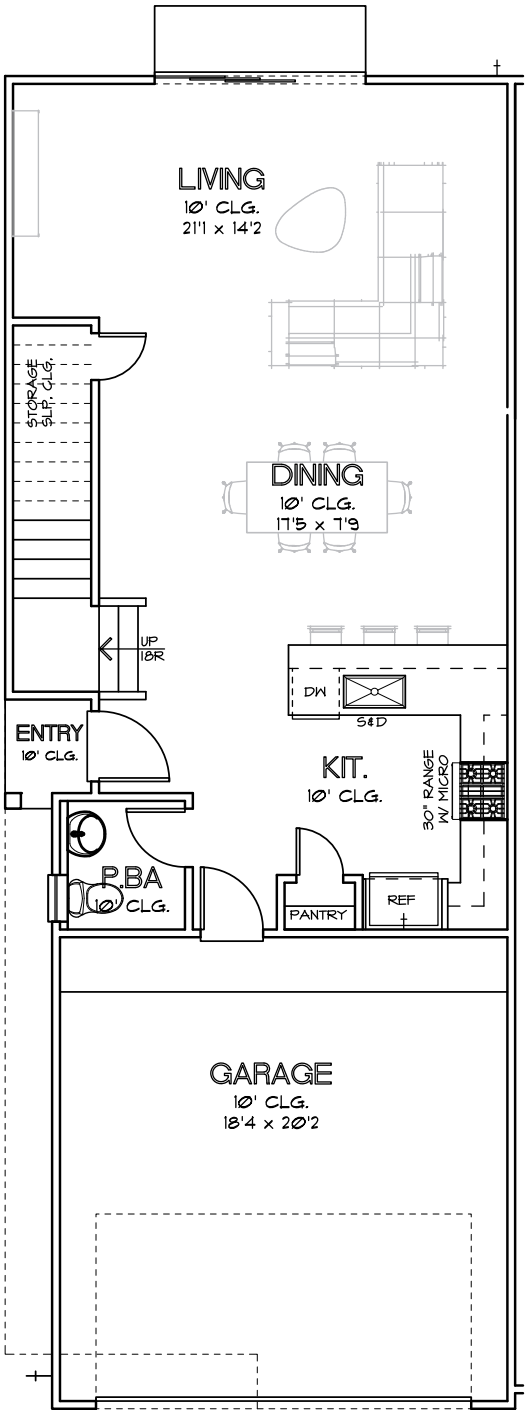
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

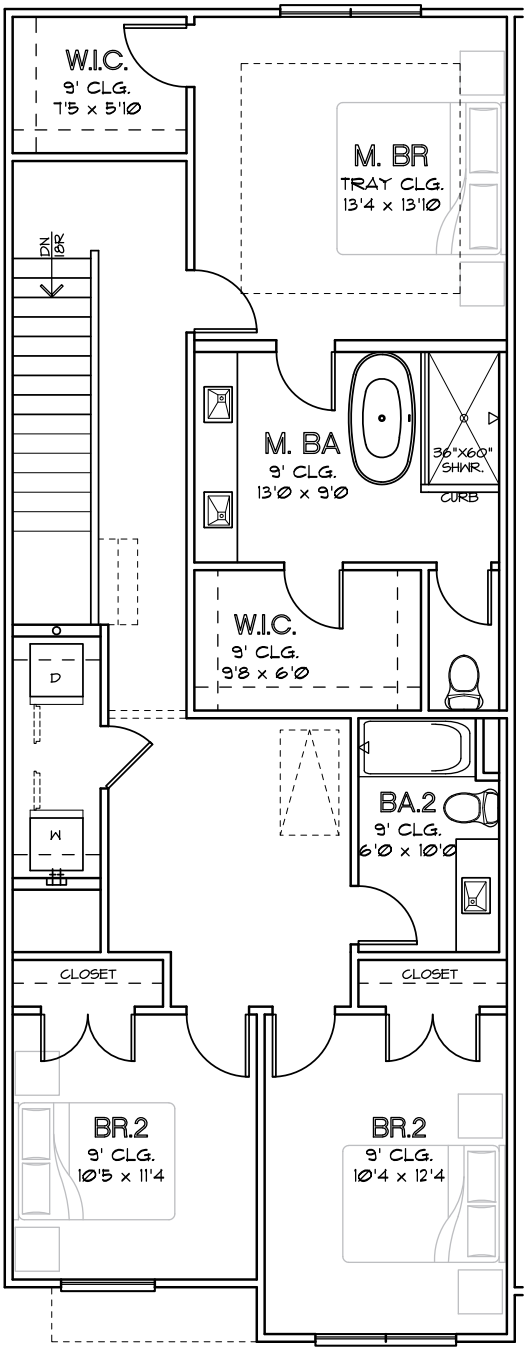
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE LONGHORN
2,079 SQ.FT.



FIRST FLOOR



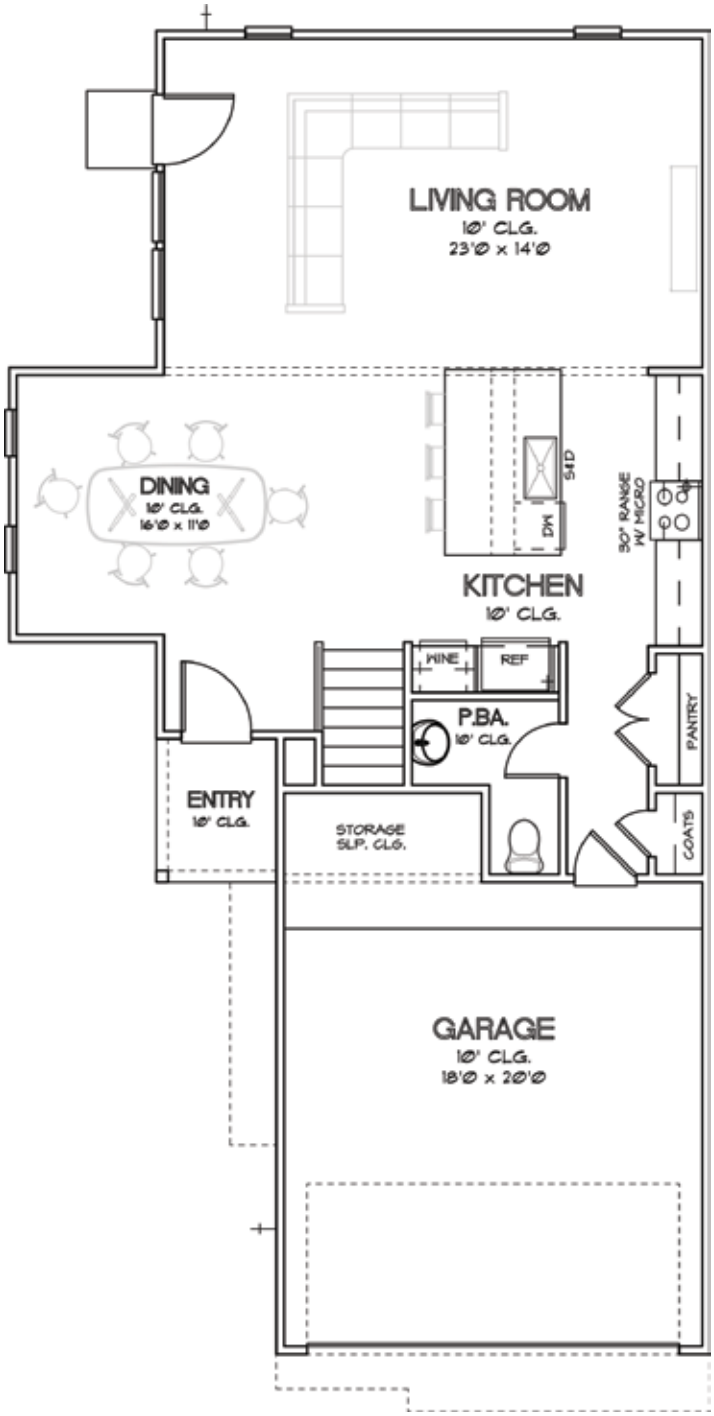
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

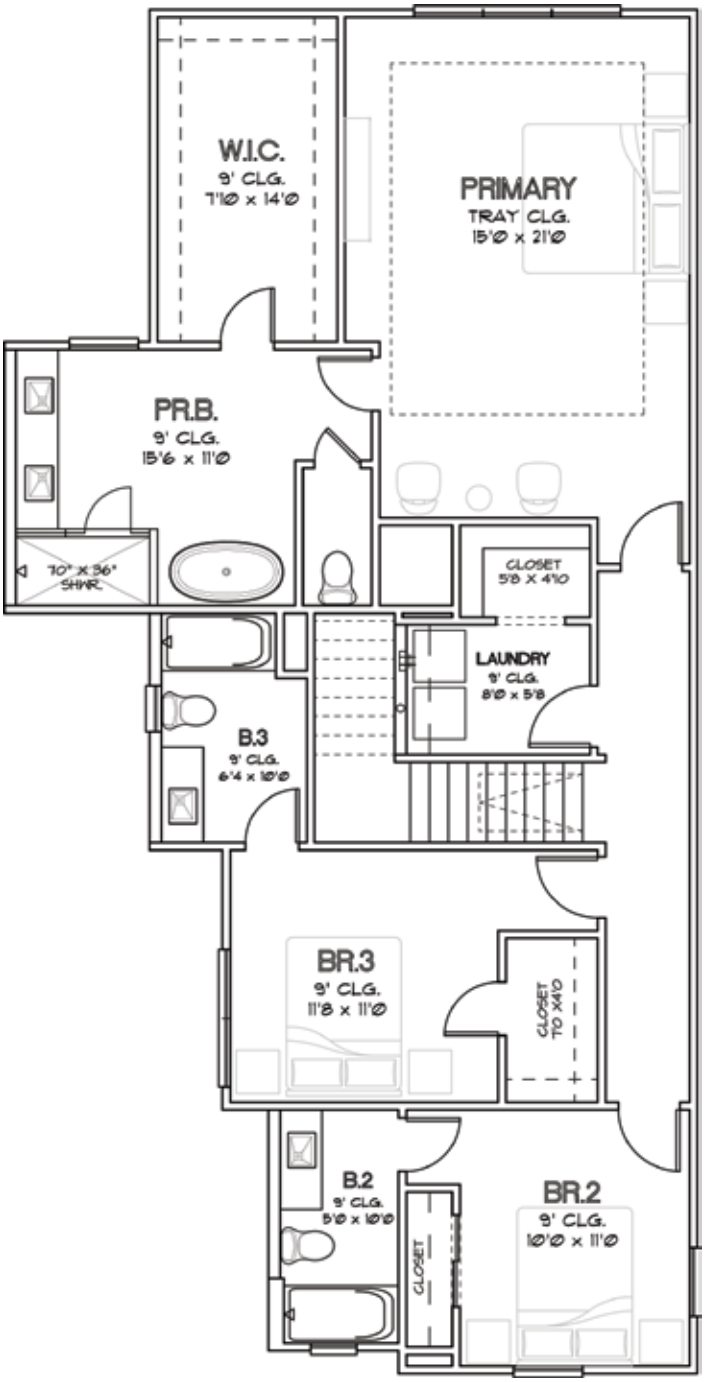
Price, plans and specifications are subject to change without notice. 12-24

CITY HOMES CHOICE

COLONIAL HEIGHTS
THE LONE STAR
2,220 SQ.FT.



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY