



COLONIAL HEIGHTS

A new community in Katy



Laurence Jugueta | (713) 575-8000

LJ@citychoicengroup.com

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

CHOICE IS THE ULTIMATE LUXURY





COLONIAL HEIGHTS

QUICK MOVE-IN 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

1522 Colonial Gorge
~~\$384,700~~ **\$319,900**

The Post Oak
4 beds | 2.5 baths | 2 car garage
1,936 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

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

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

24407 Colonial Willow
~~\$394,700~~ **\$329,900**

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

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.

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continued

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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

24413 Colonial Mound

~~\$349,900~~ **\$279,900**

The Elm
3 beds | 2.5 baths | 2 car garage
1,516 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

24408 Colonial Mound

~~\$389,900~~ **\$329,900**

The Longhorn
3 beds | 2.5 baths | 2 car garage
1,931 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

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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

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



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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:

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

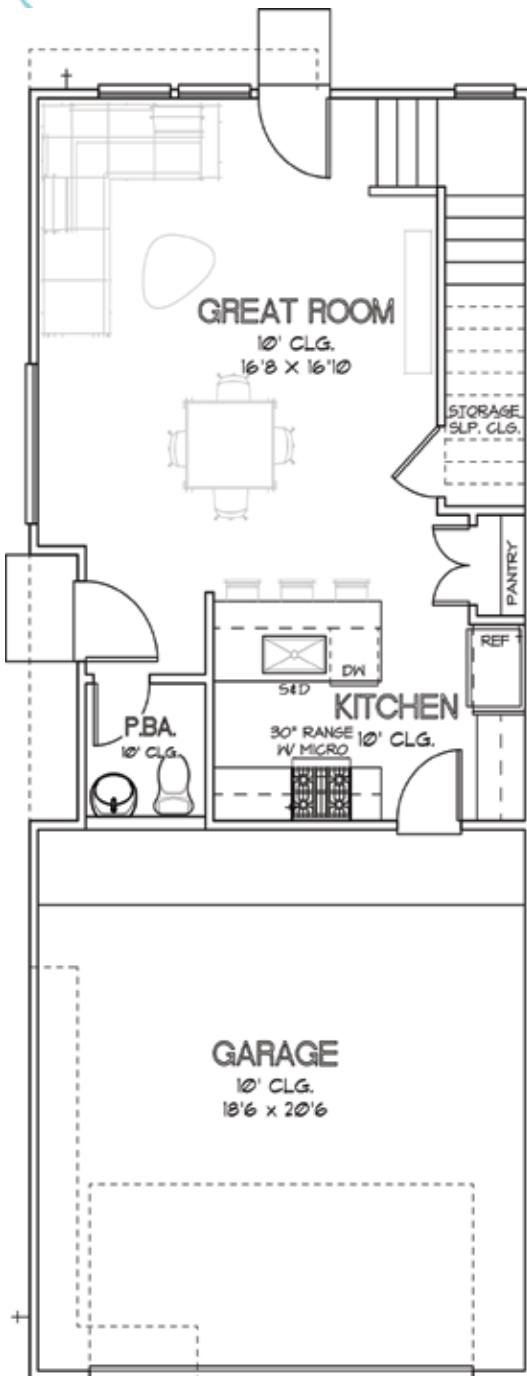
Appliances:

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

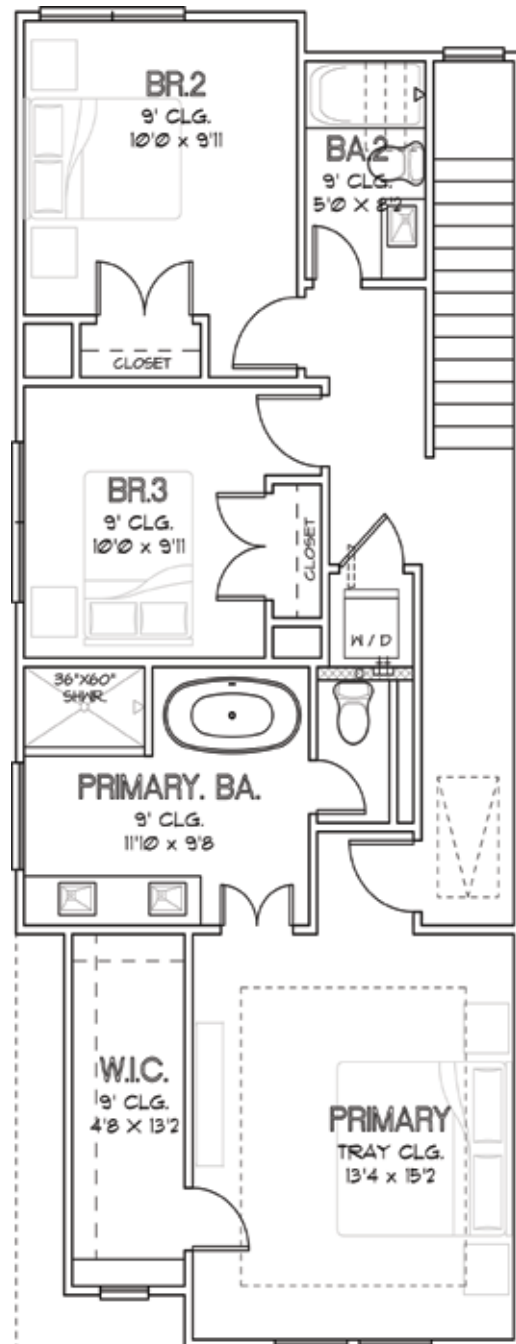
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COLONIAL HEIGHTS THE BLUEBONNET 1,504 SQ.FT.

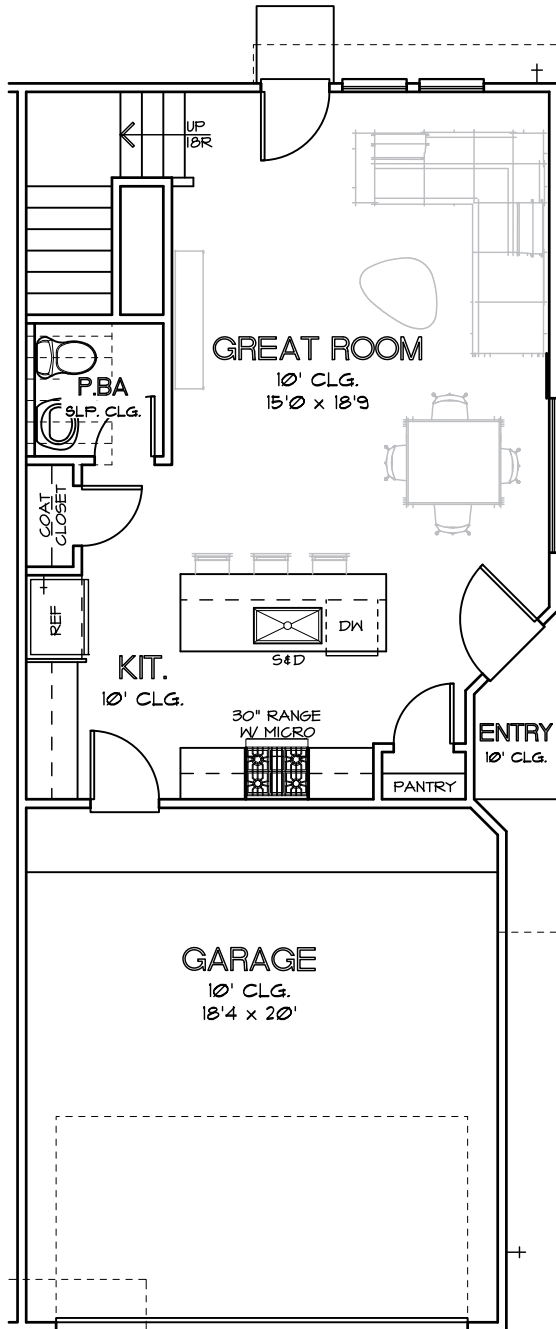


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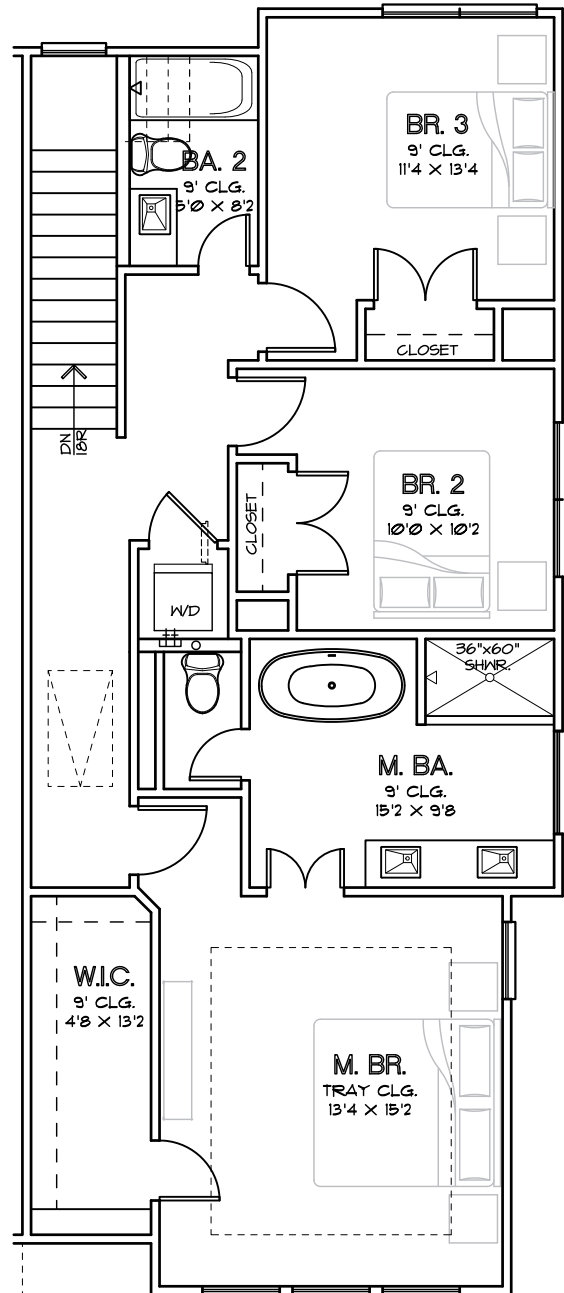


SECOND FLOOR

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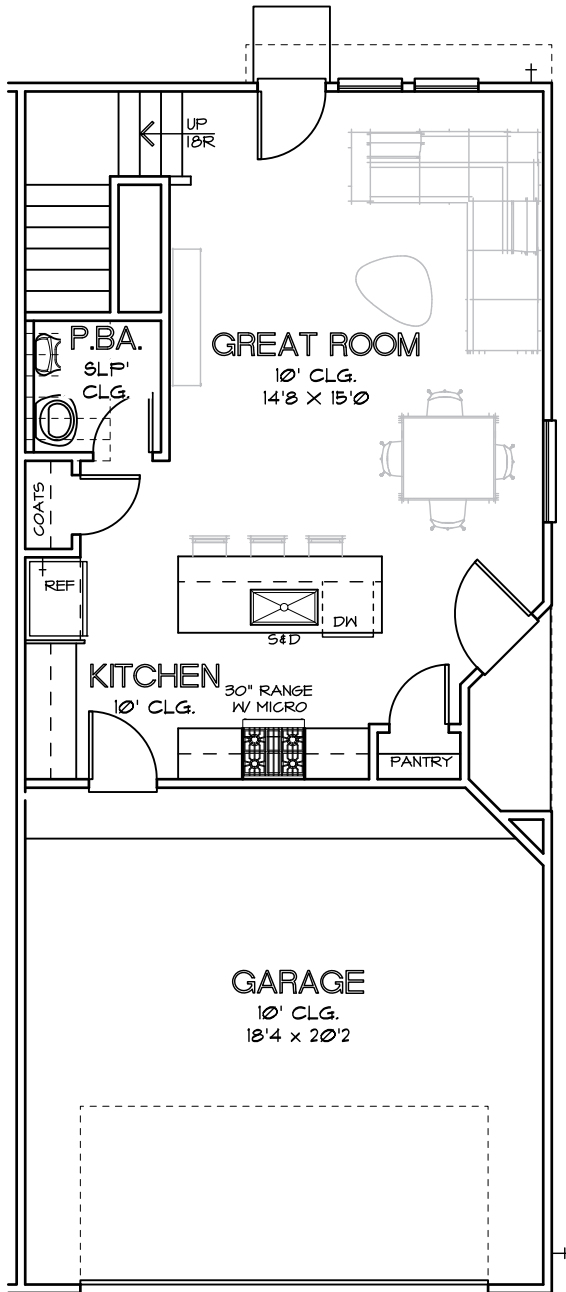
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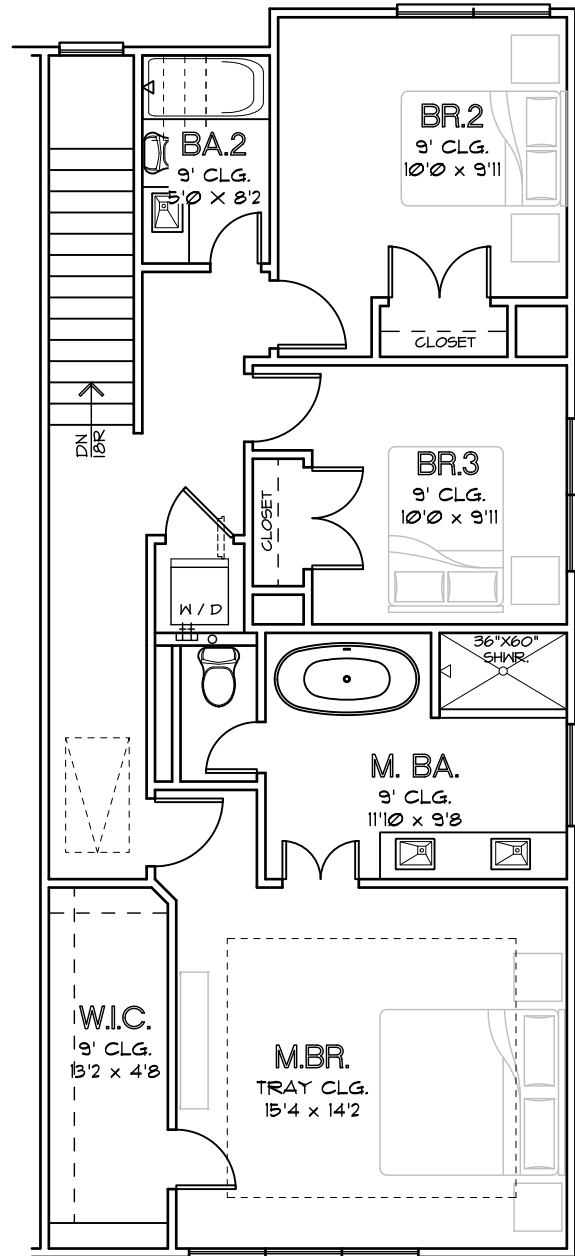
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COLONIAL HEIGHTS THE HICKORY B 1,524 SQ.FT.



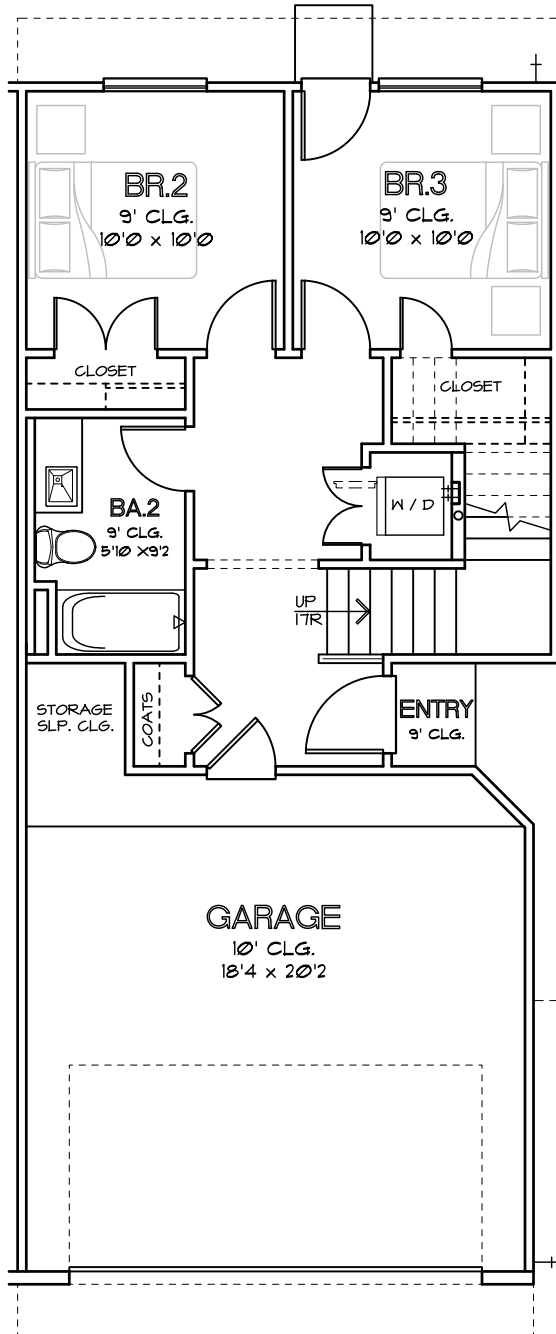
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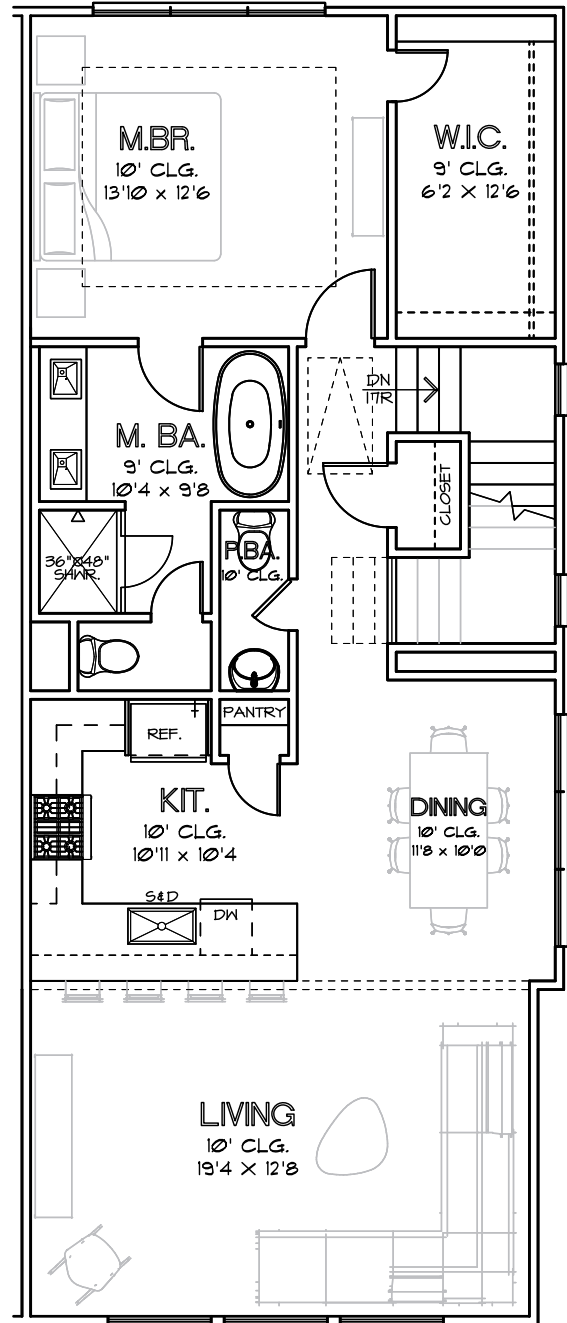
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COLONIAL HEIGHTS THE ELM 1,516 SQ.FT.



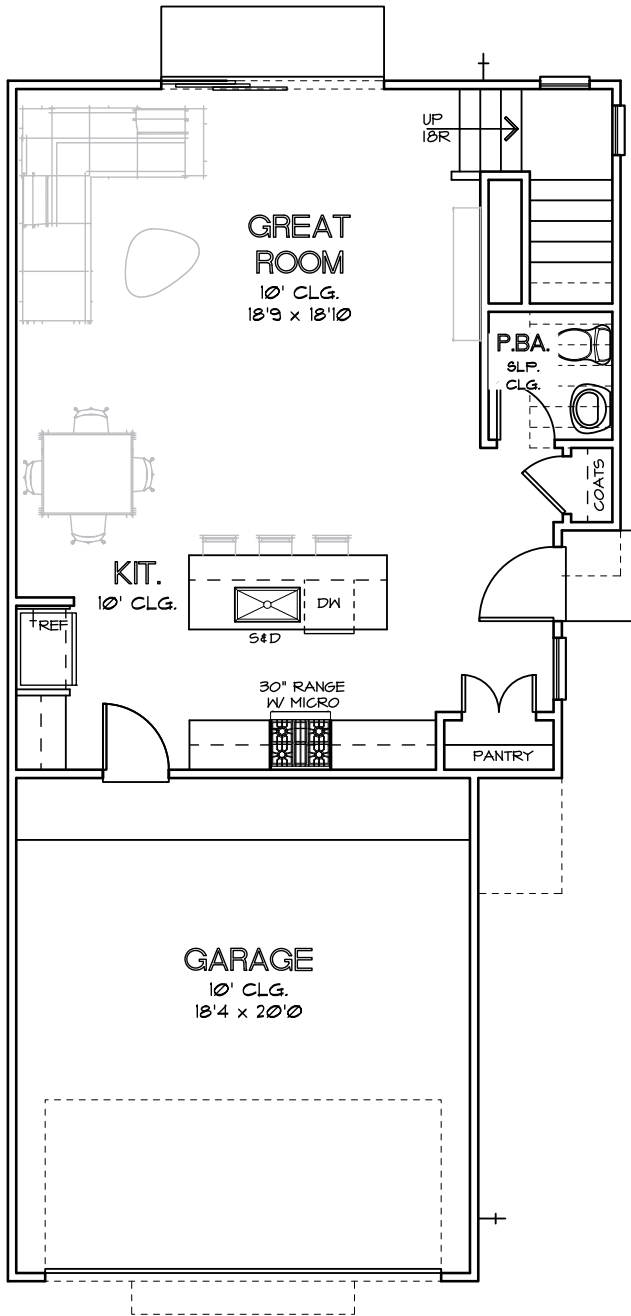
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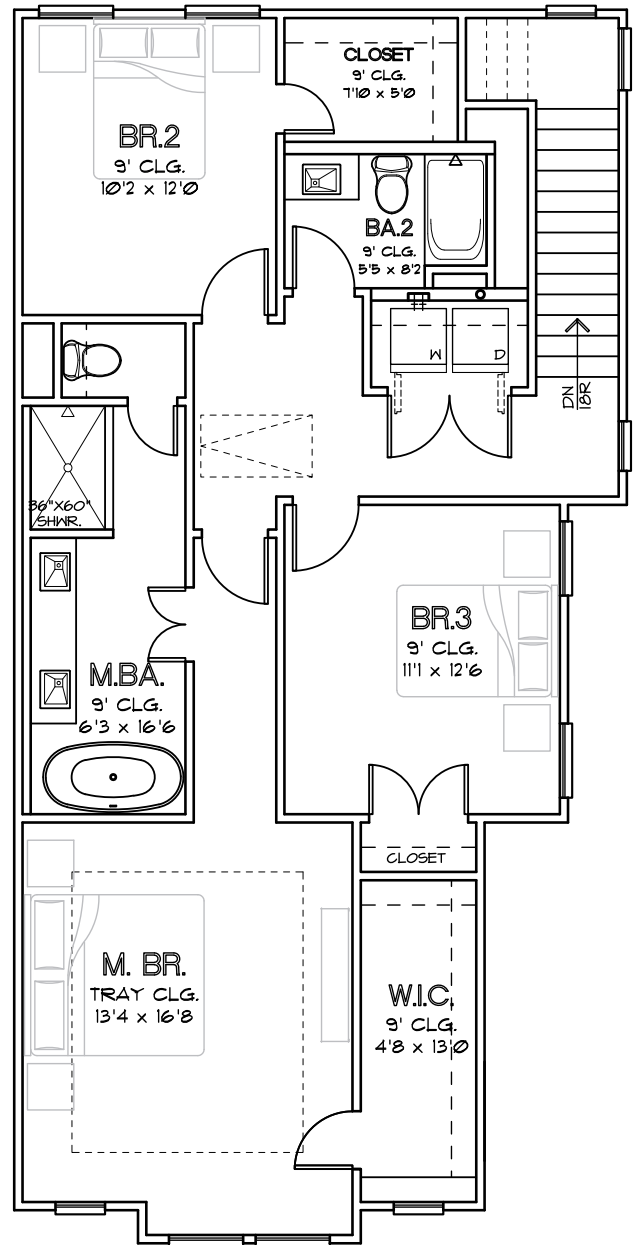
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COLONIAL HEIGHTS THE SYCAMORE A 1,700 SQ.FT.



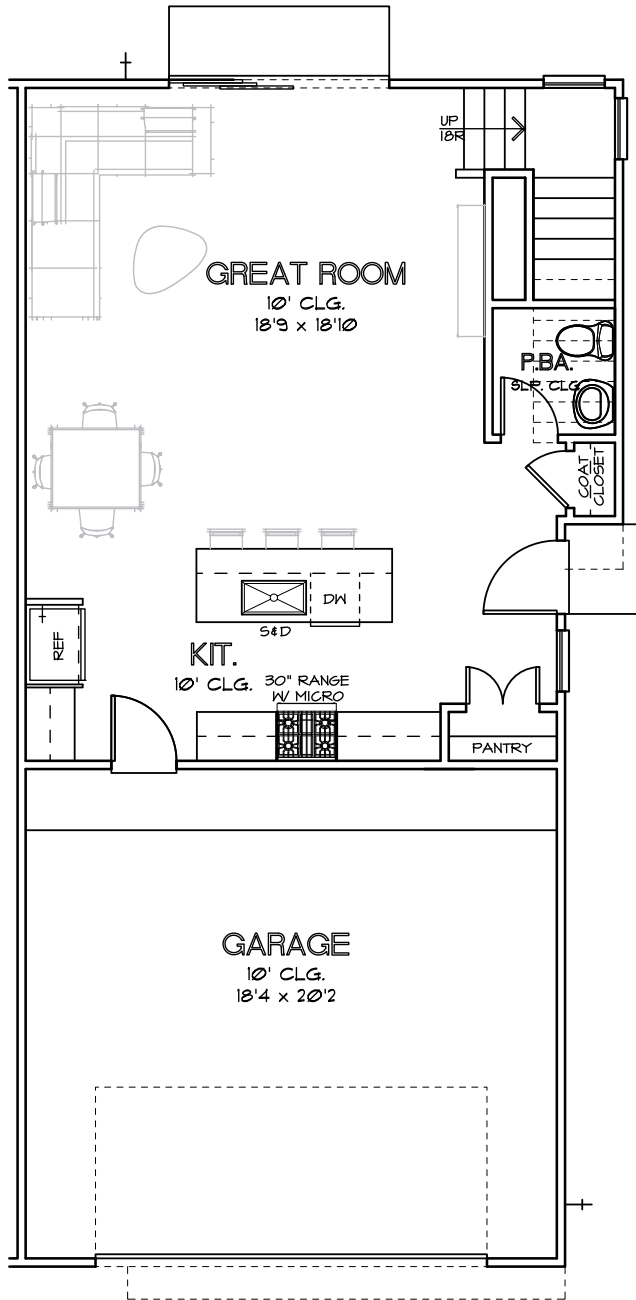
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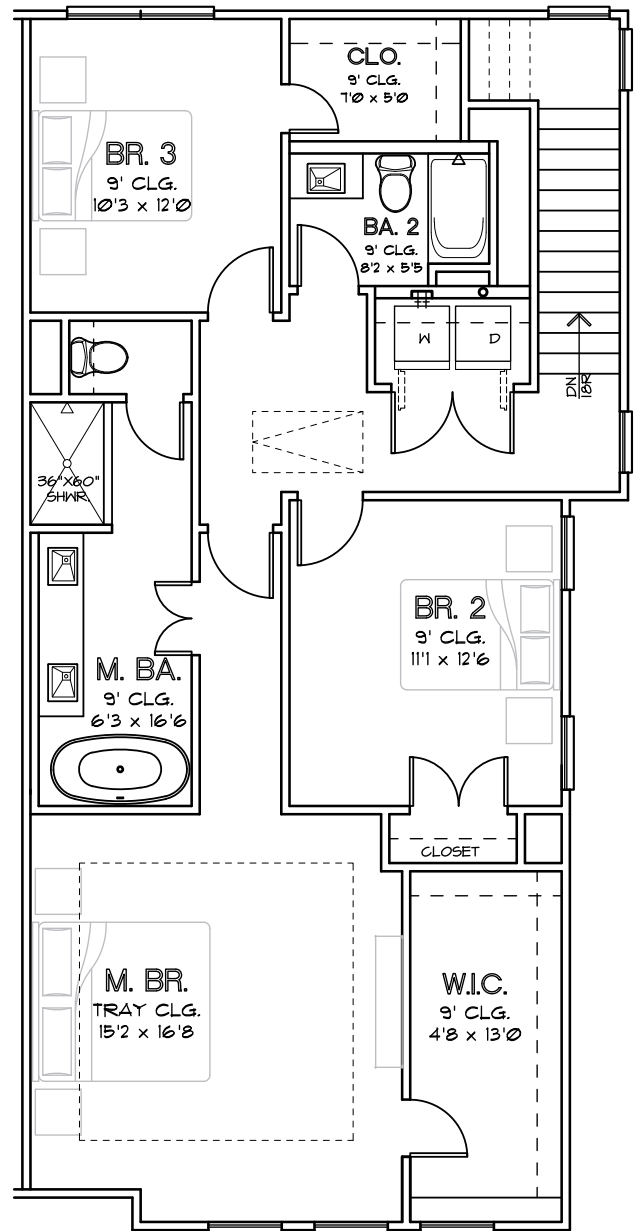
SECOND FLOOR

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



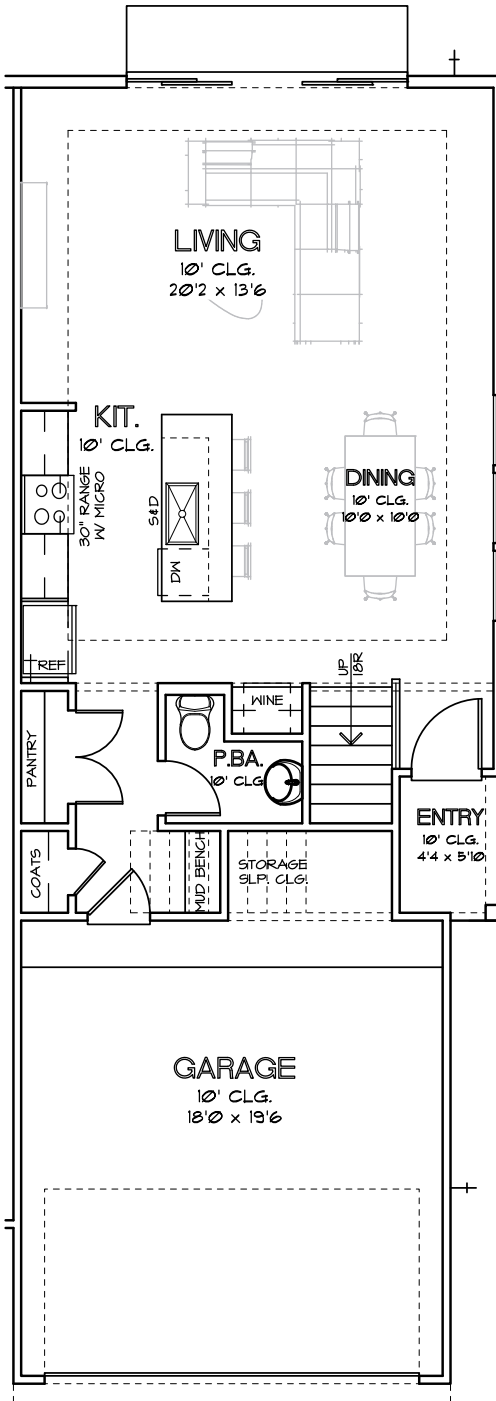
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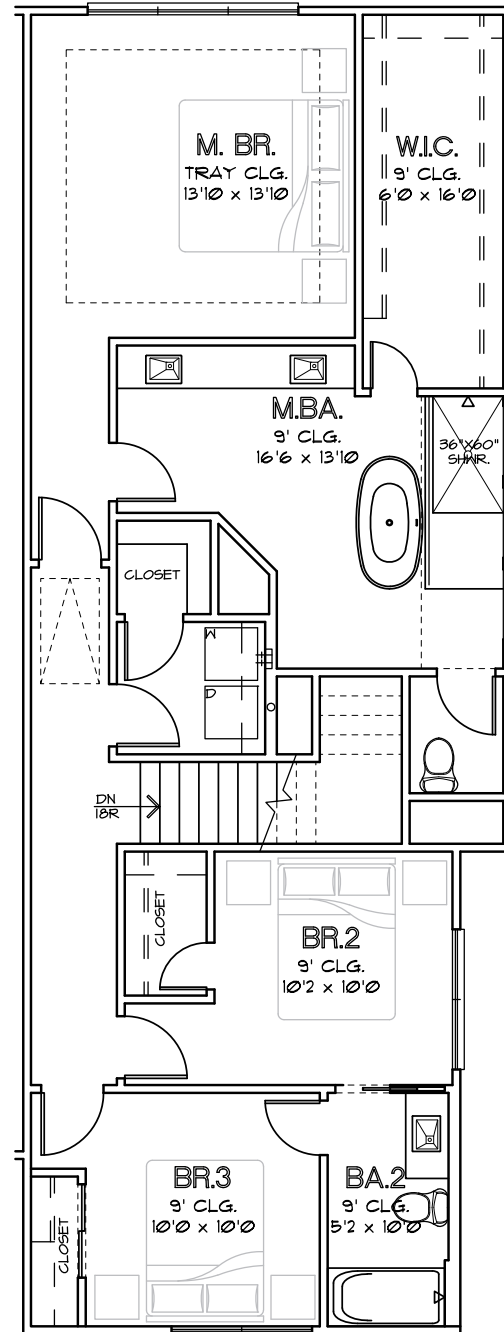
SECOND FLOOR

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



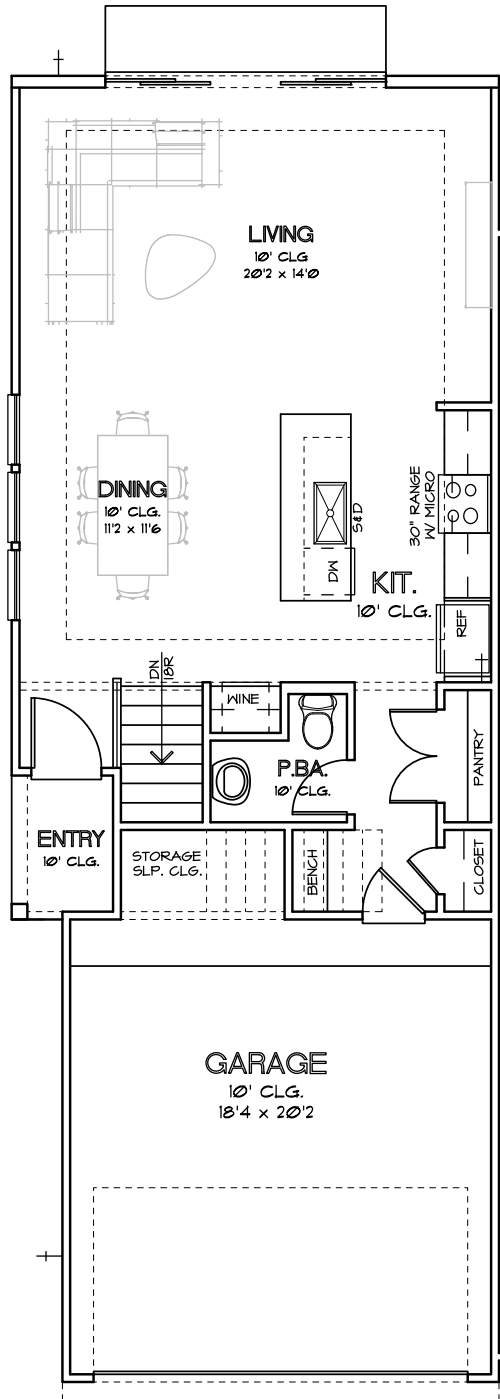
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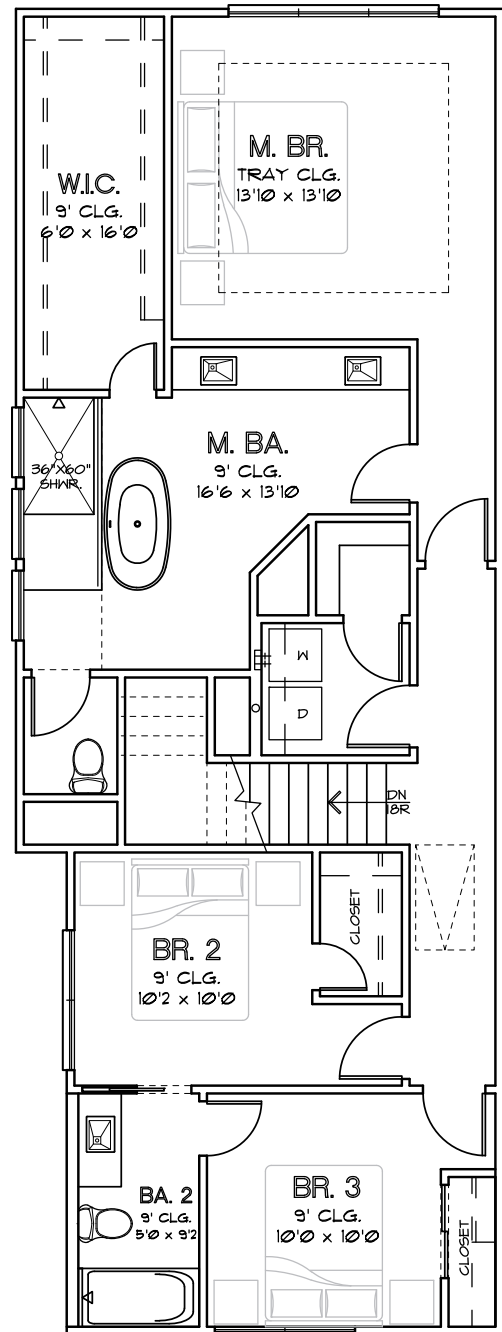
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COLONIAL HEIGHTS THE JUNIPER B 1,814 SQ.FT.

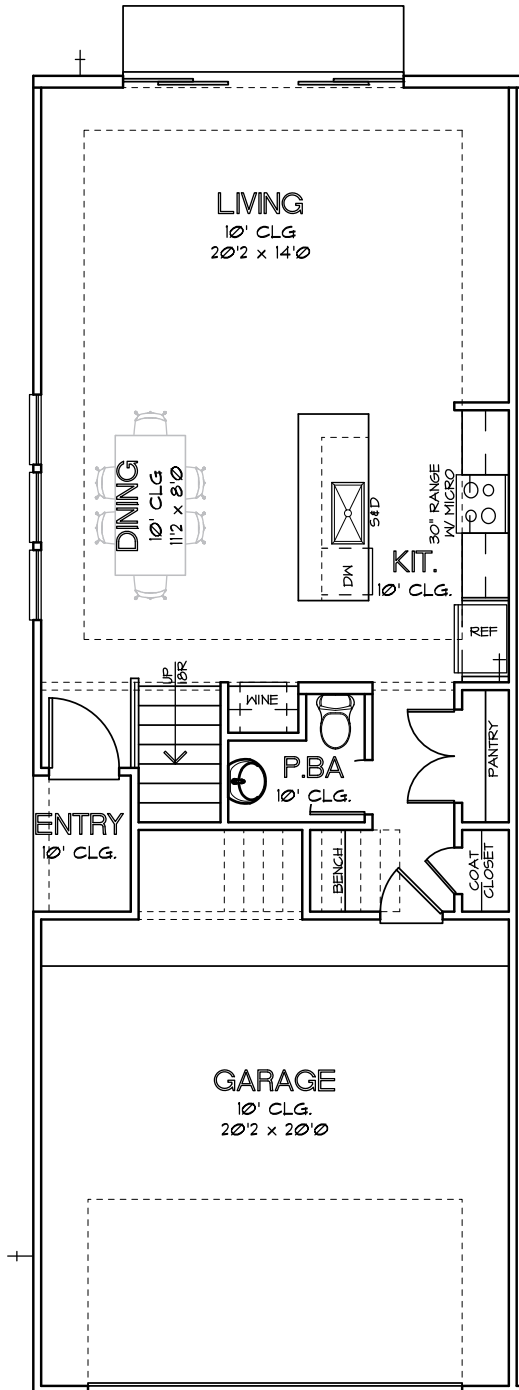


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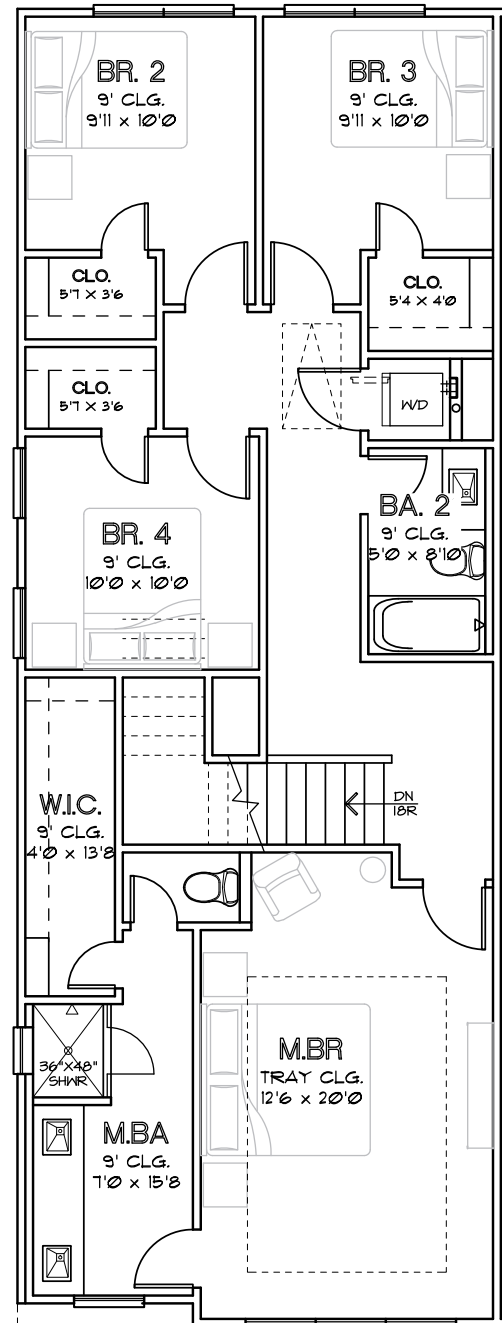


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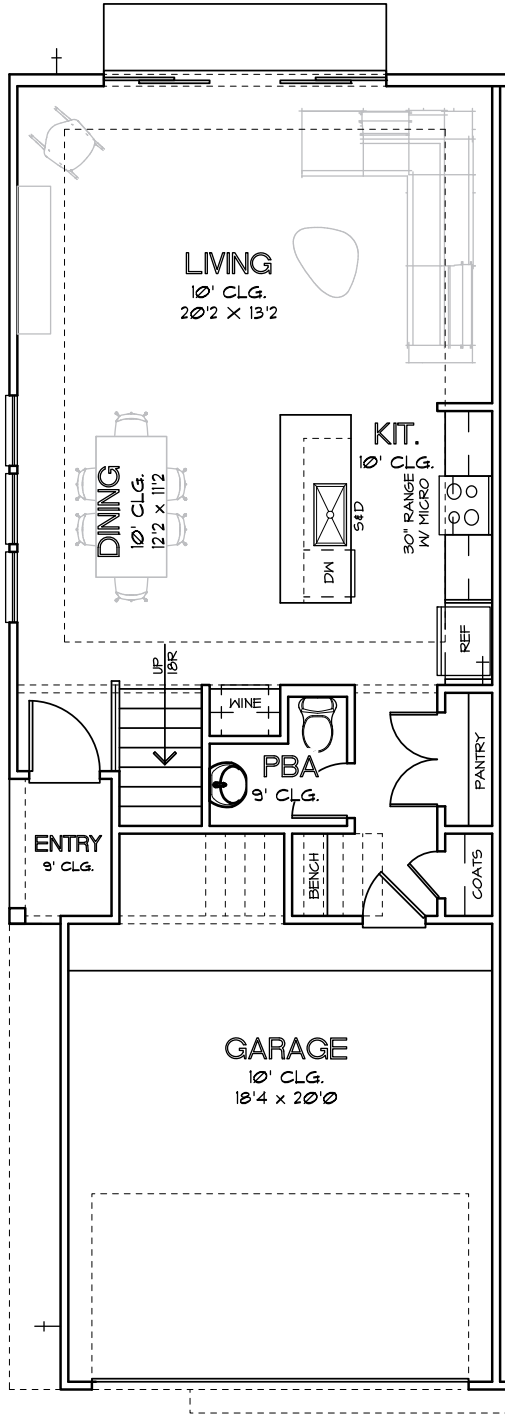
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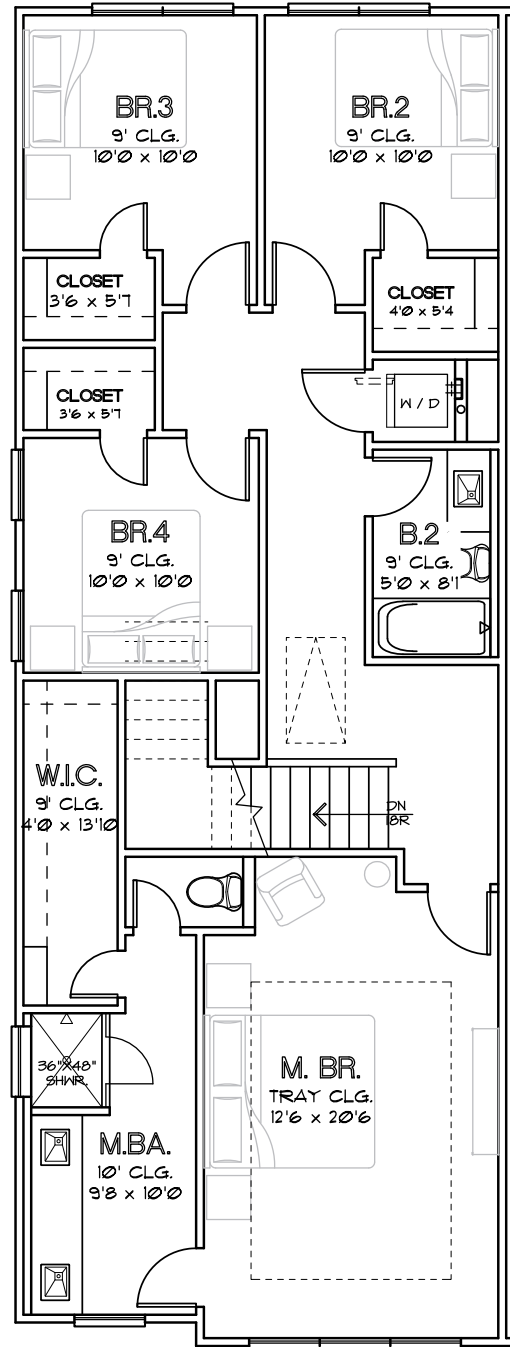
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COLONIAL HEIGHTS THE CYPRESS B 2,031 SQ.FT.



FIRST FLOOR



SECOND FLOOR

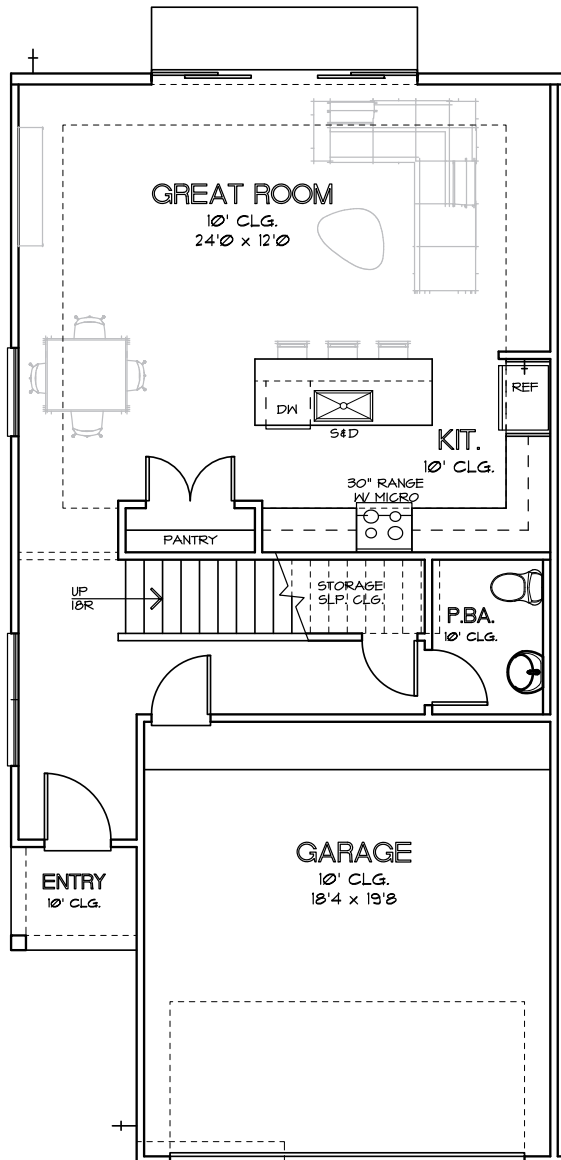
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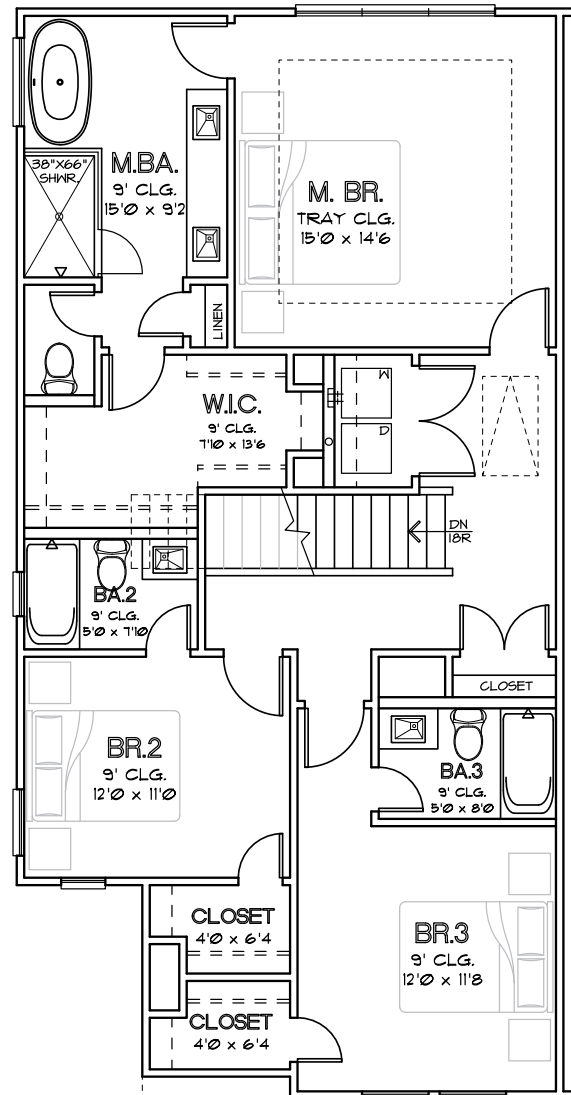
COLONIAL HEIGHTS
THE POST OAK
1,964 SQ.FT.



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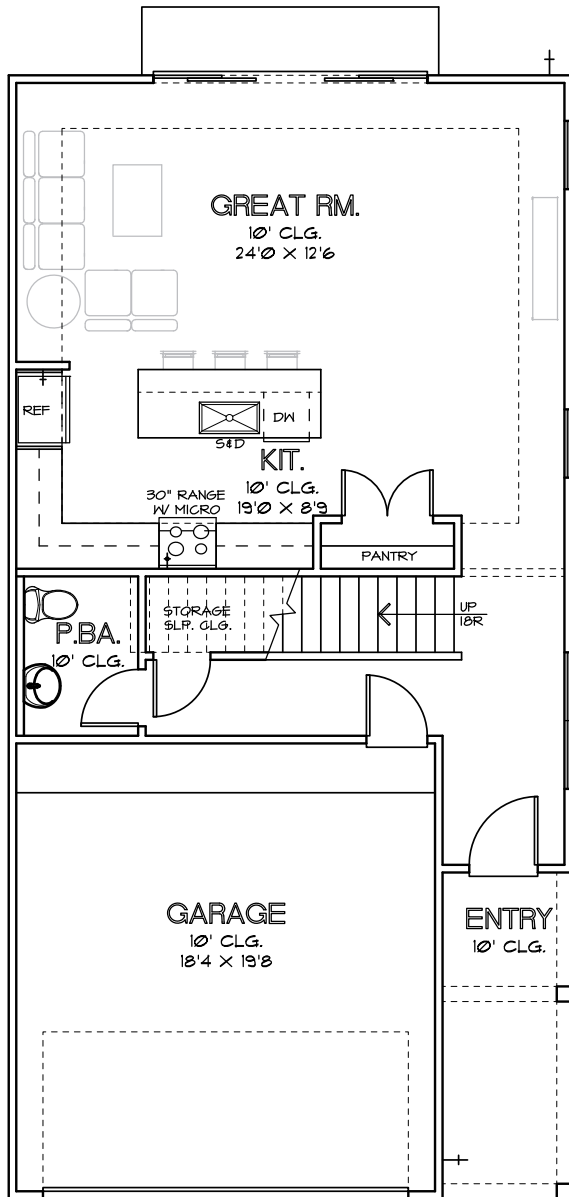


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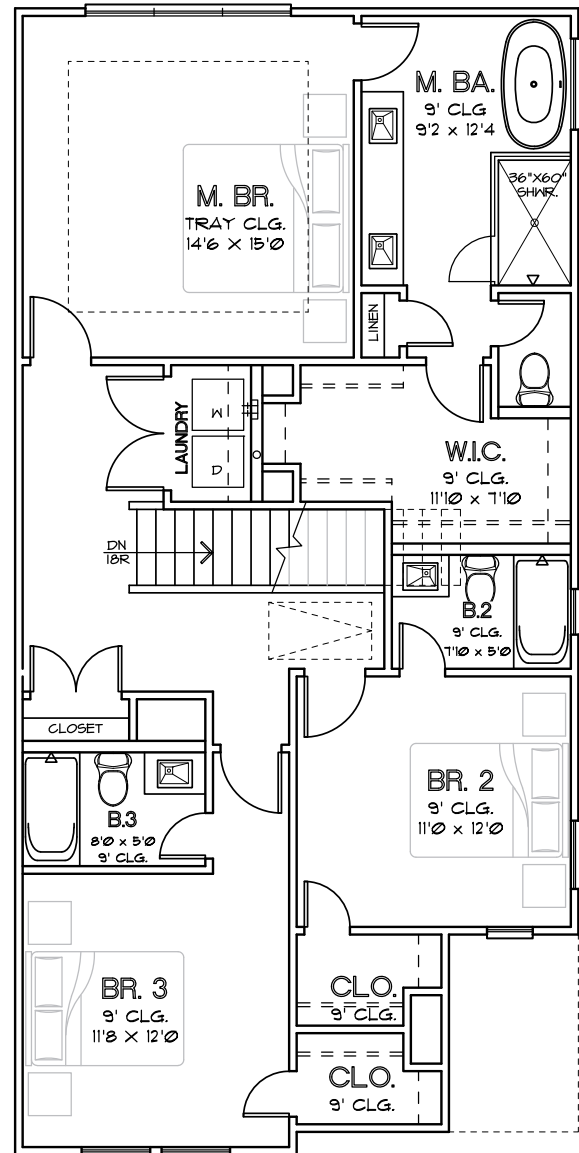


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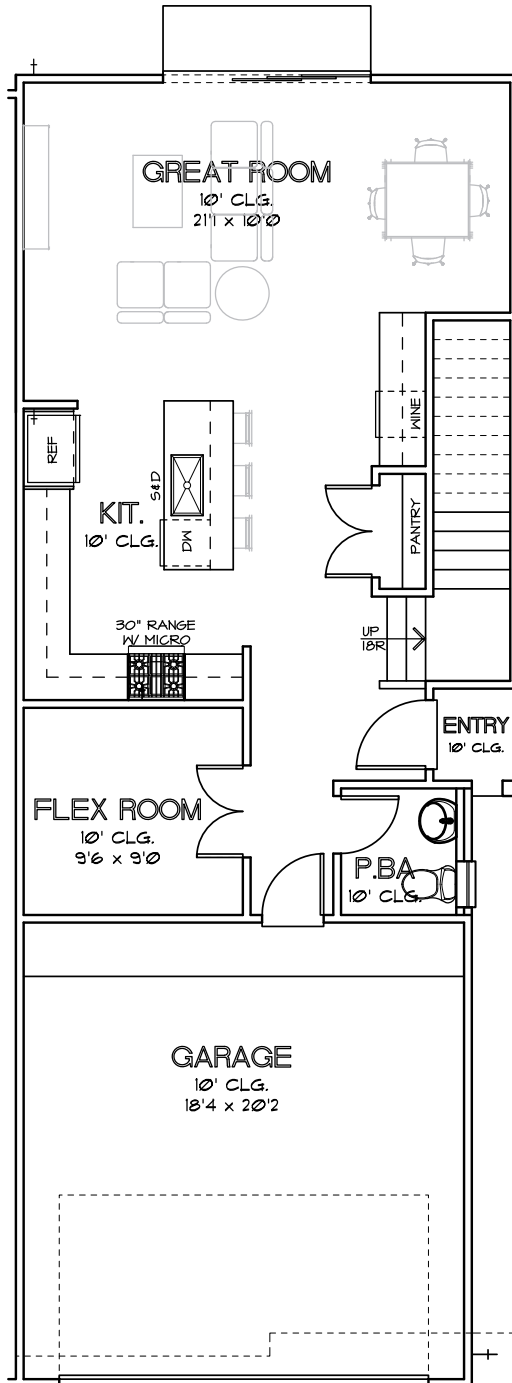
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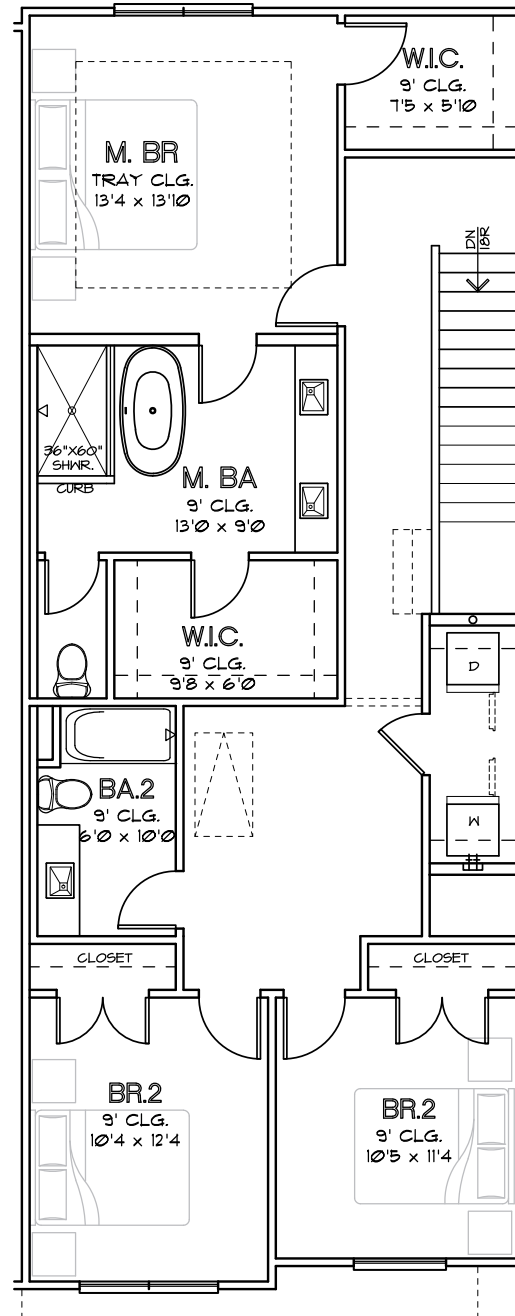
SECOND FLOOR

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COLONIAL HEIGHTS THE SADDLE 1,916 SQ.FT.



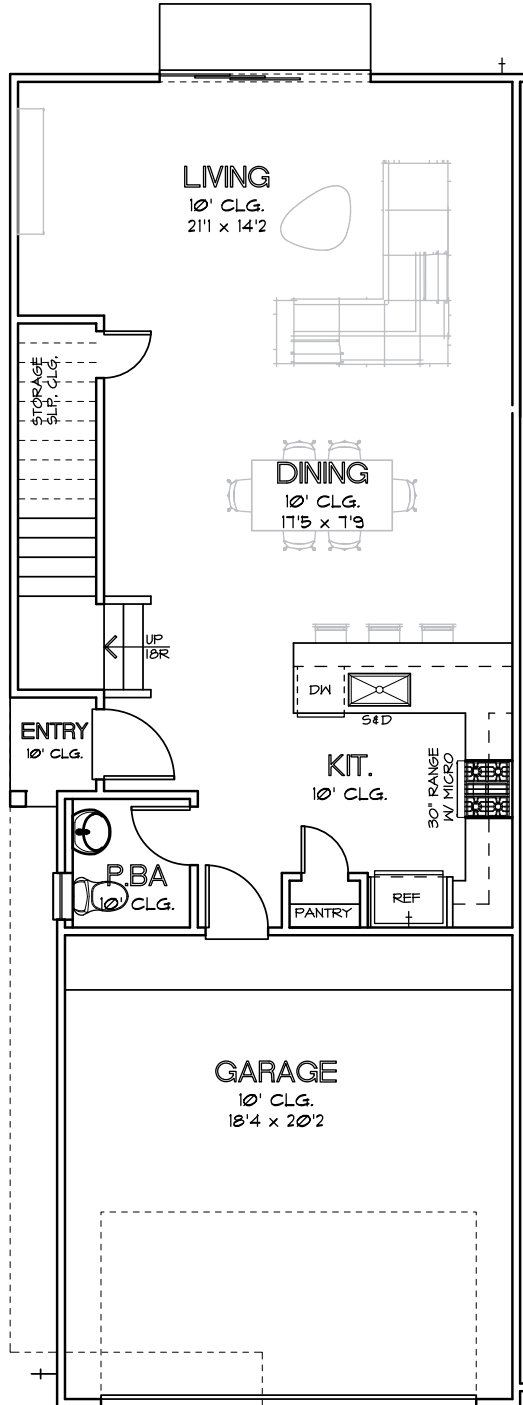
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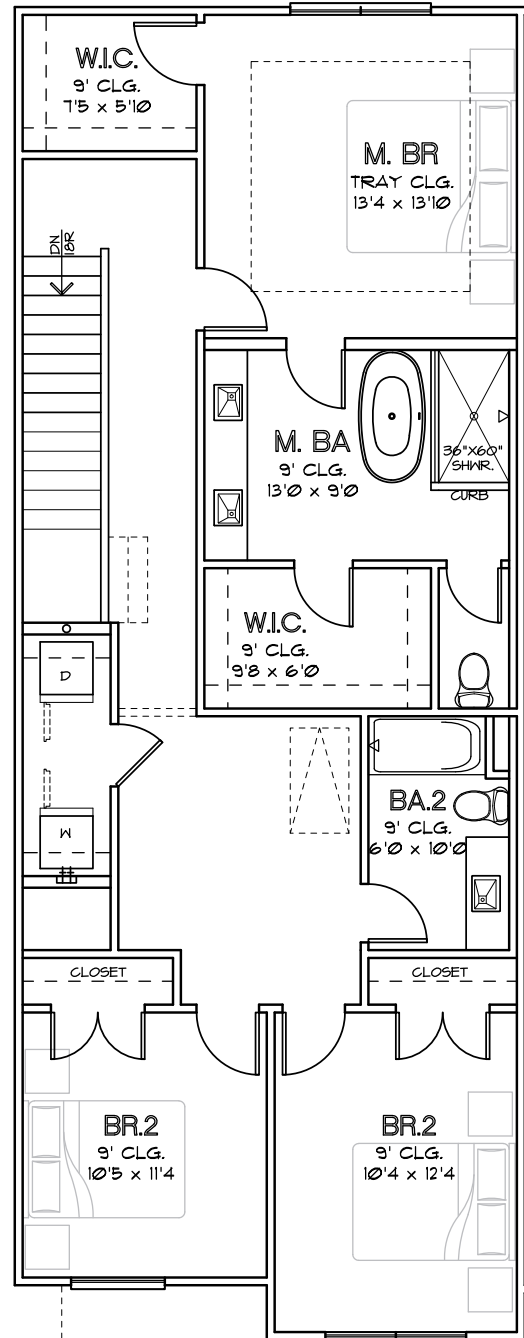
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COLONIAL HEIGHTS THE LONGHORN 2,079 SQ.FT.

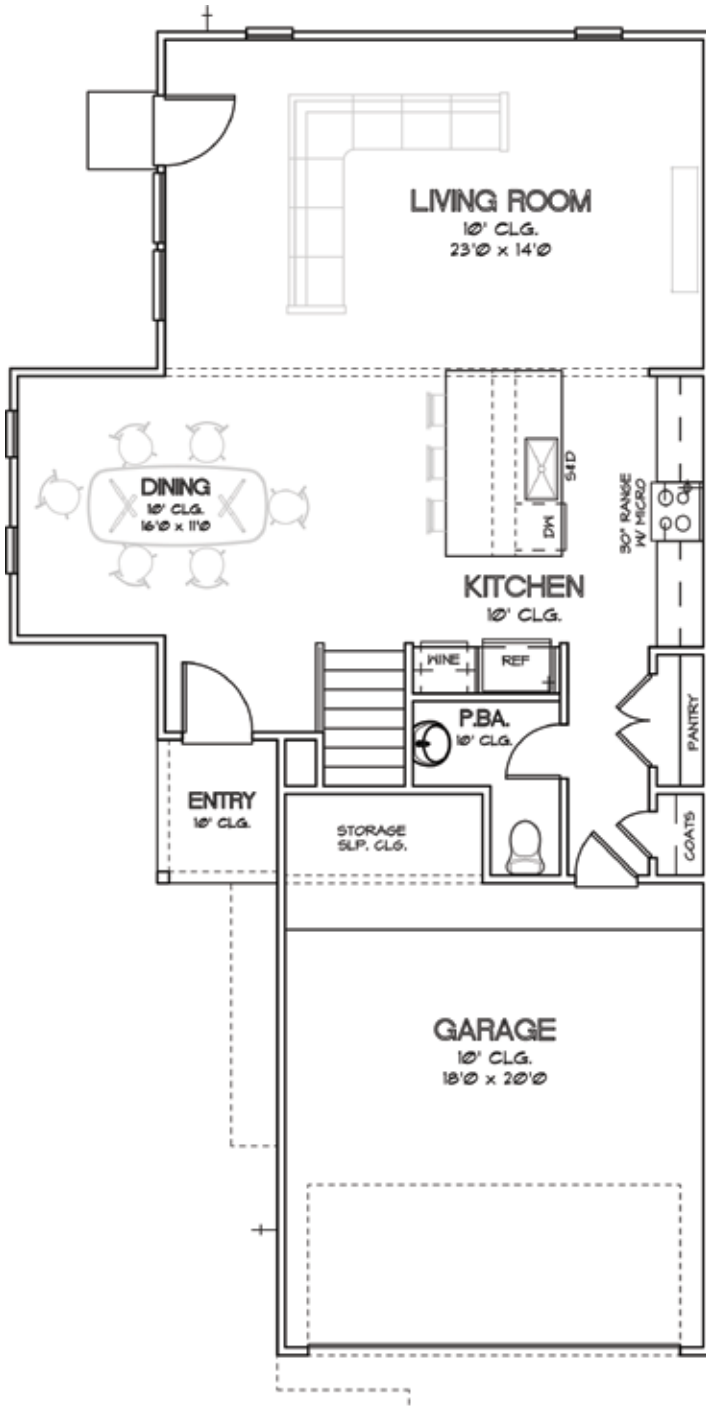


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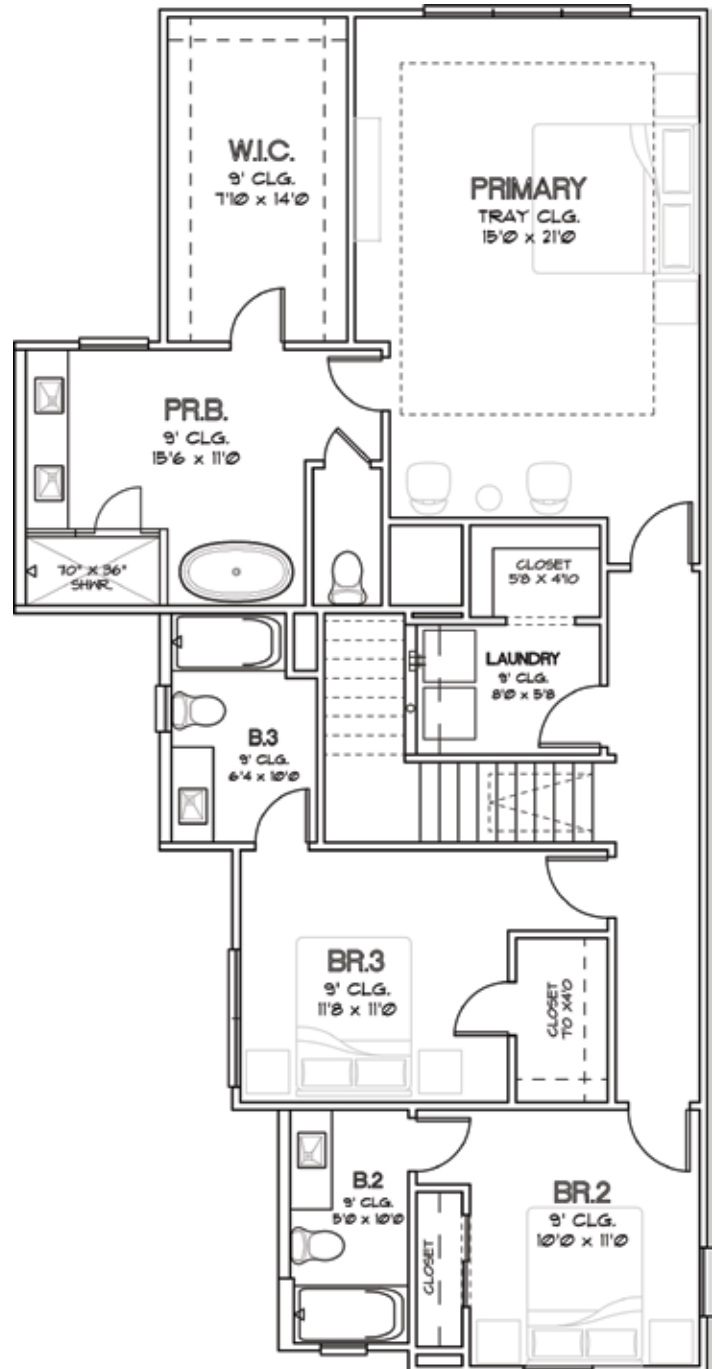


SECOND FLOOR

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FIRST FLOOR



SECOND FLOOR