



# COLONIAL HEIGHTS

A new community in Katy



To learn more about this community, please contact:

Paul Taylor | (979) 922-7708

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

CHOICE IS THE ULTIMATE LUXURY

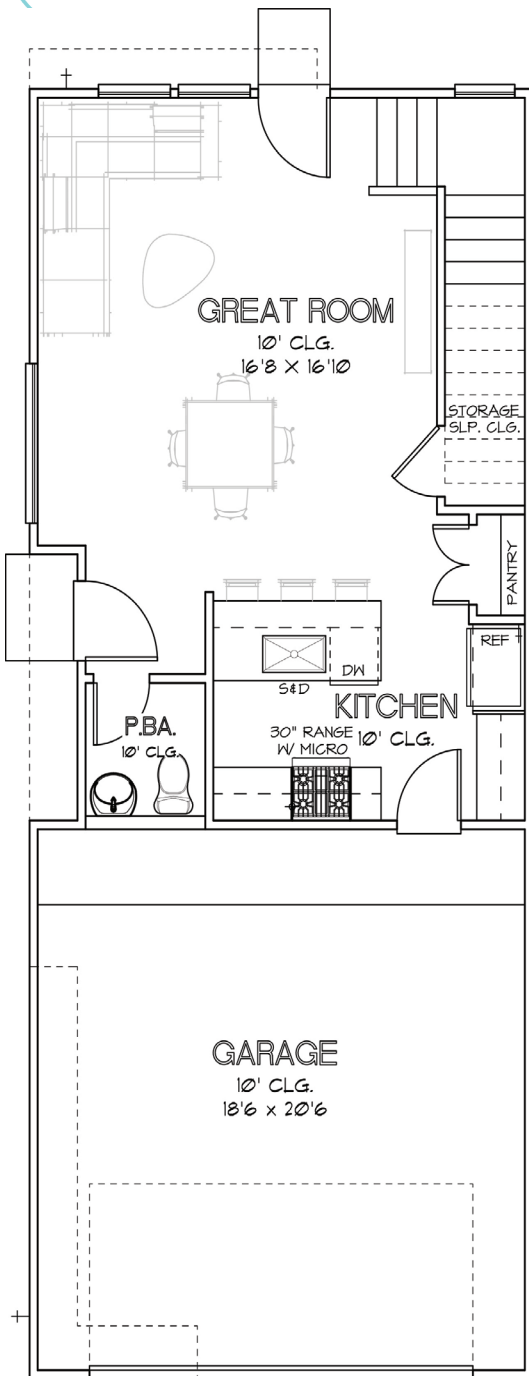




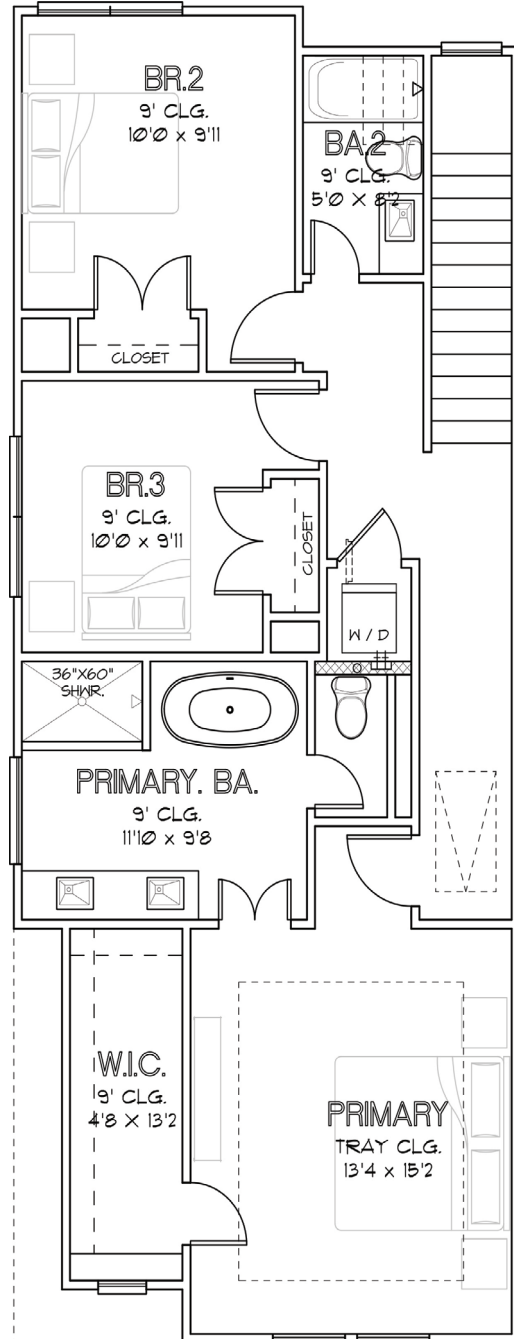
CITY HOMES  
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# COLONIAL HEIGHTS

PLAN 1504  
1,504 SQ.FT.



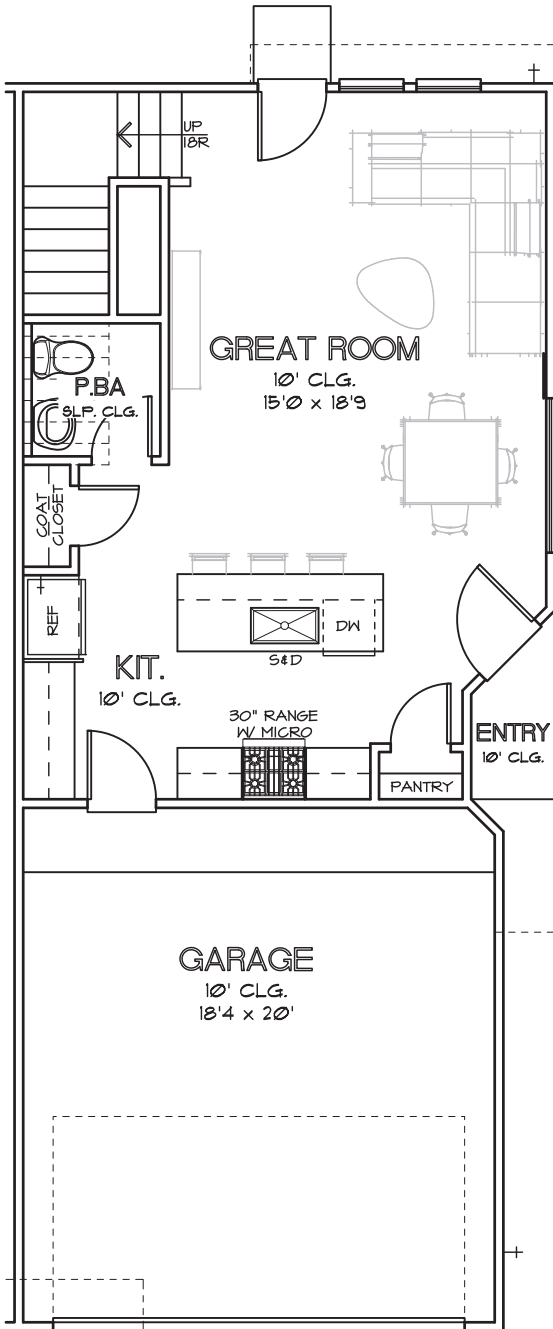
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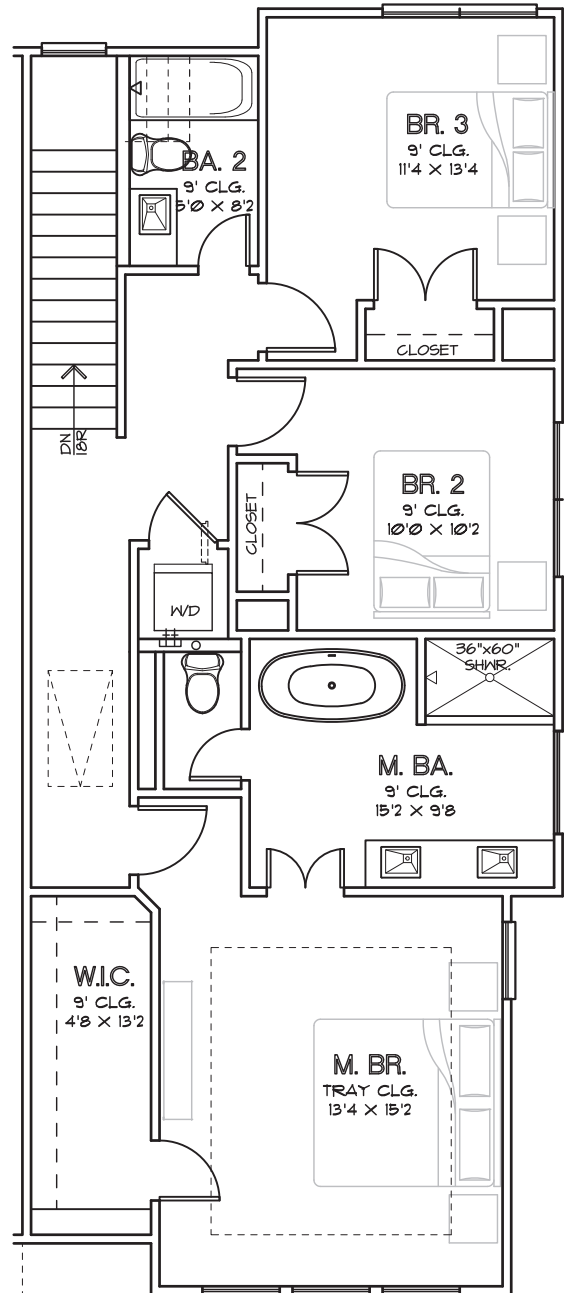
SECOND FLOOR

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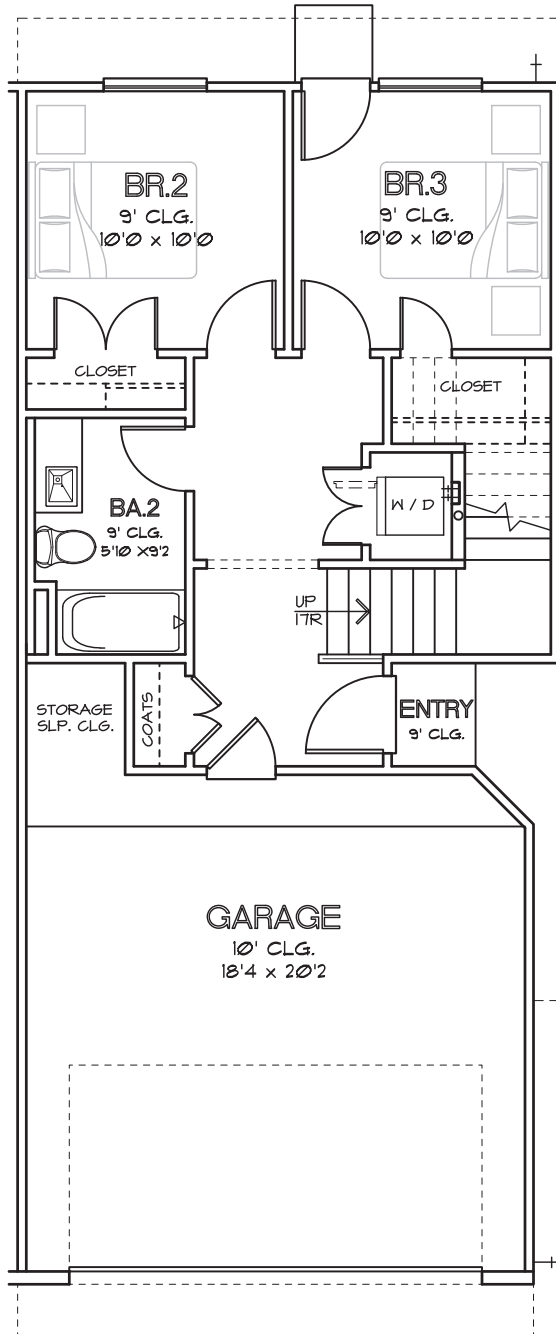


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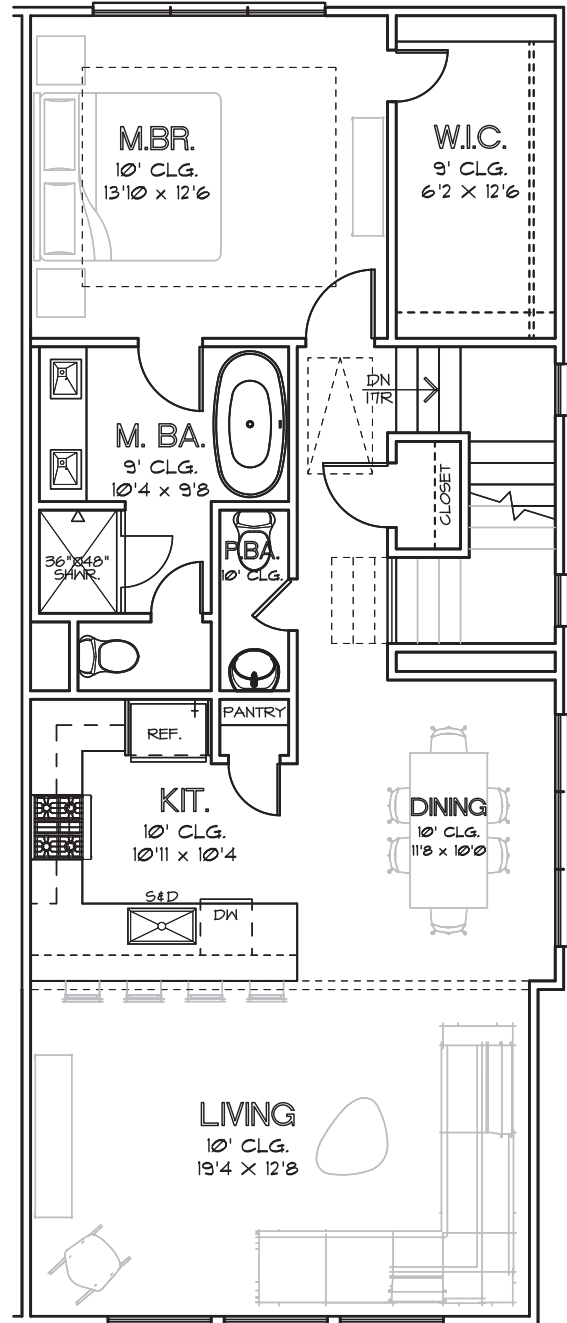


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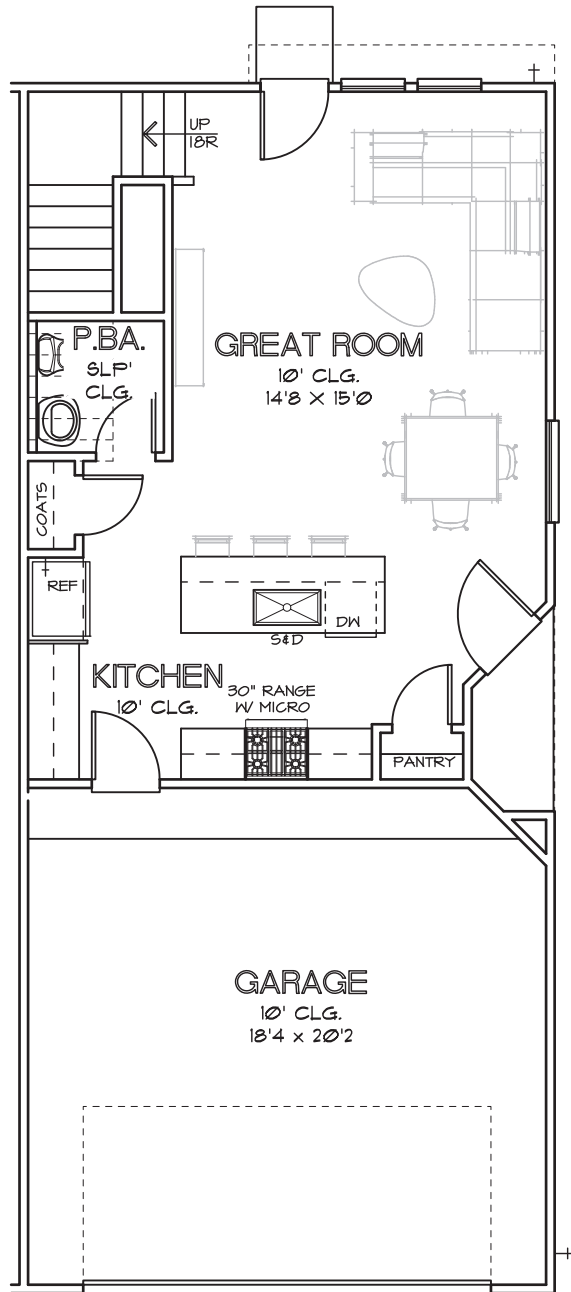


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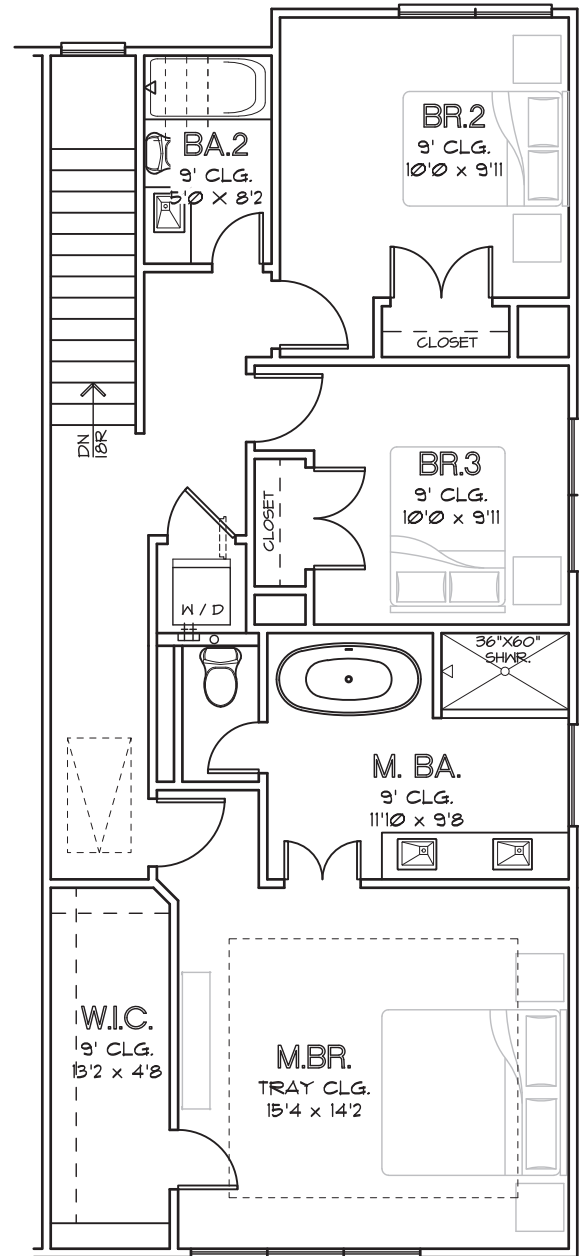


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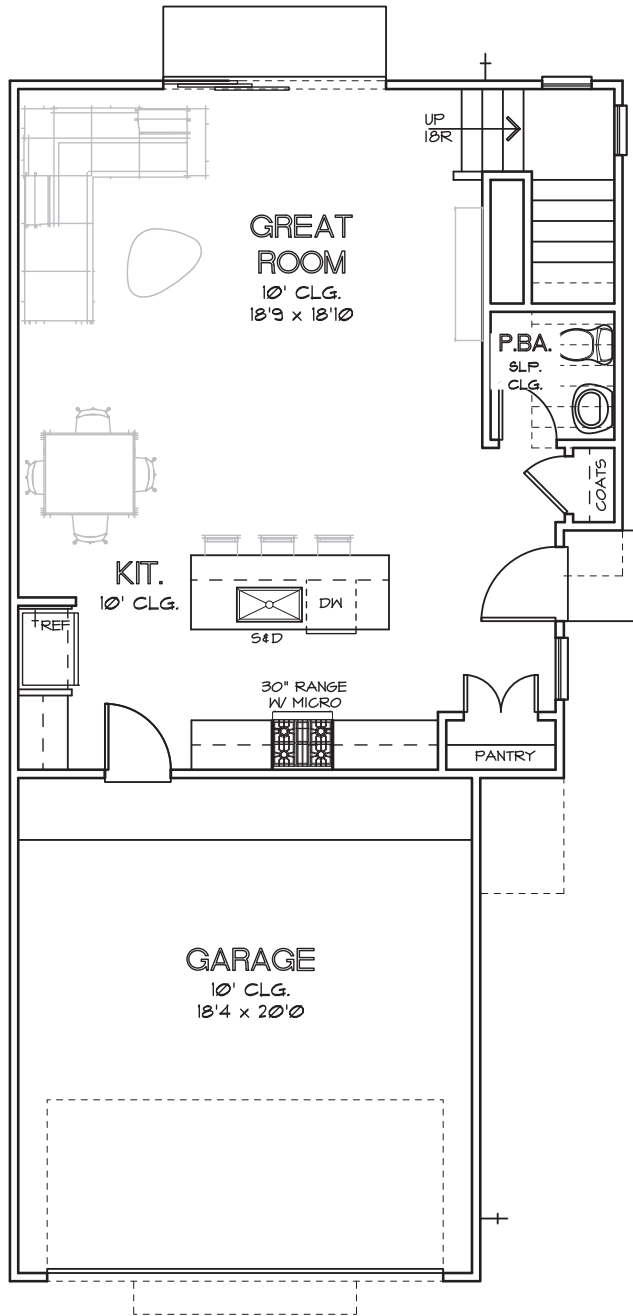


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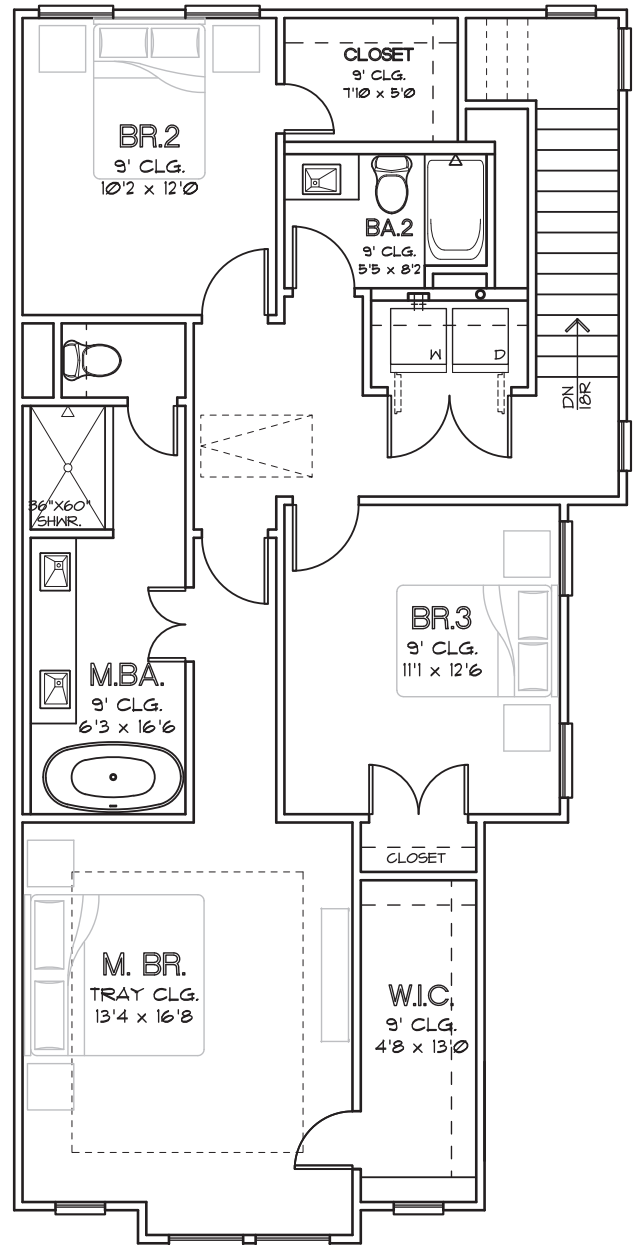


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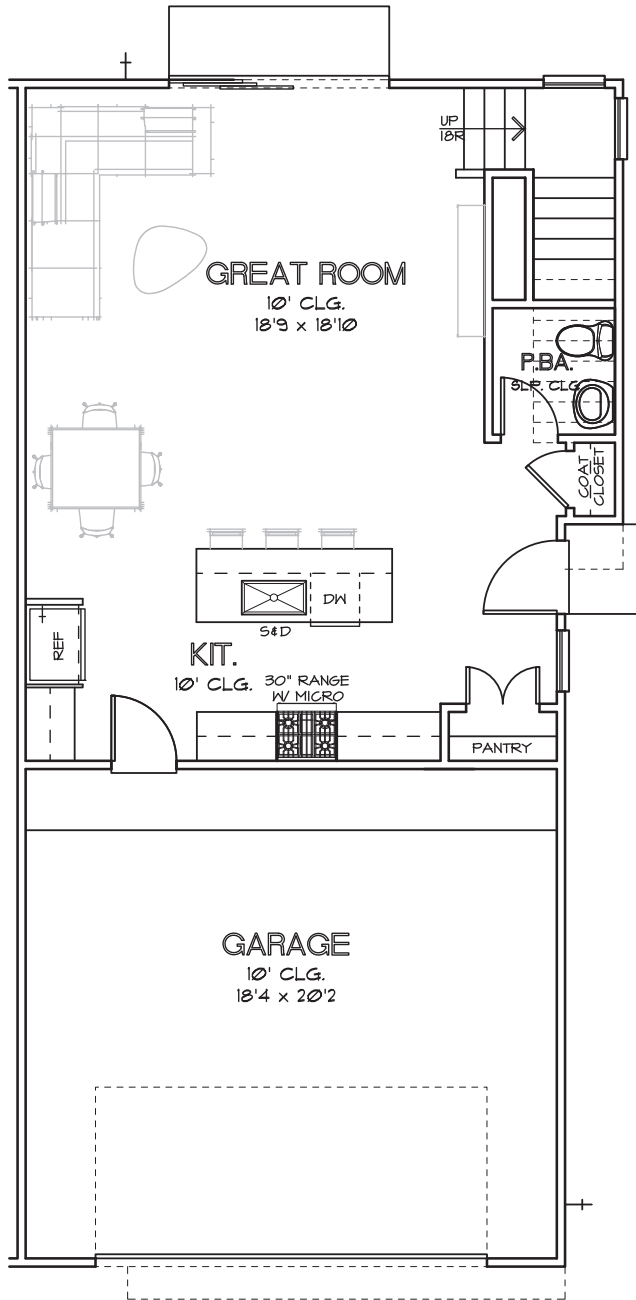


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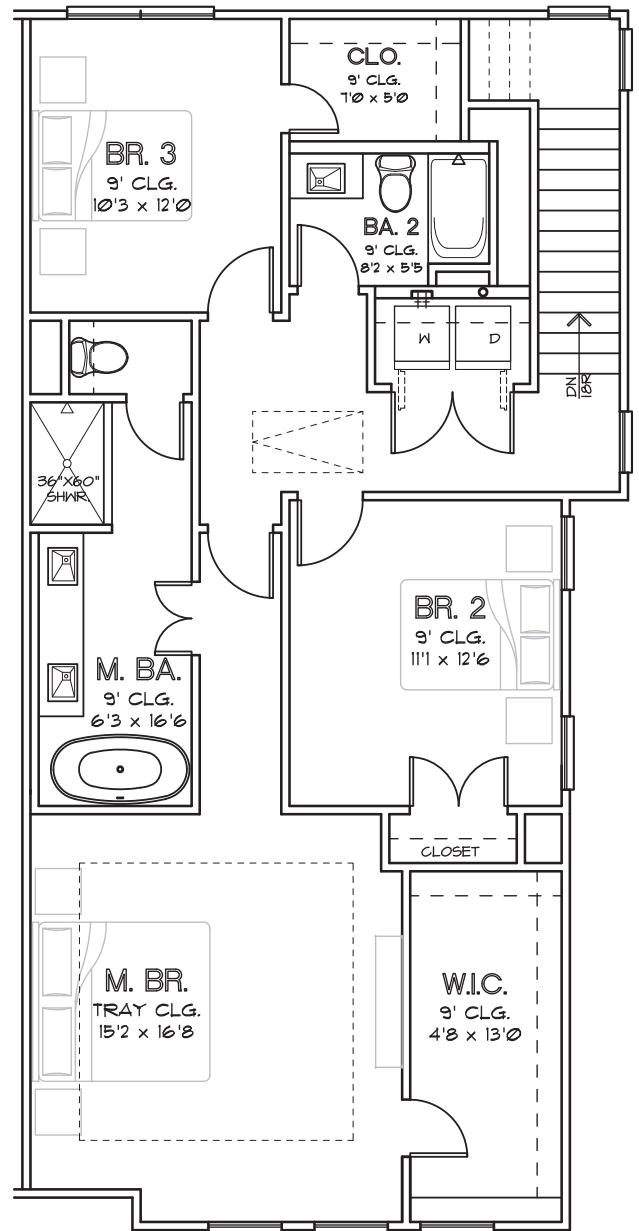


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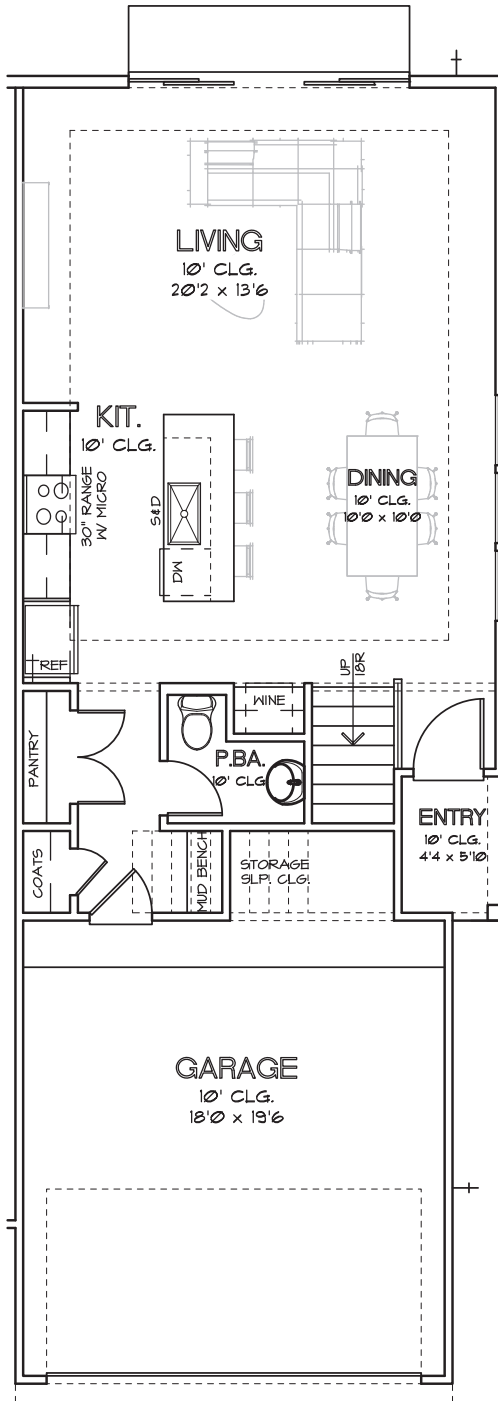


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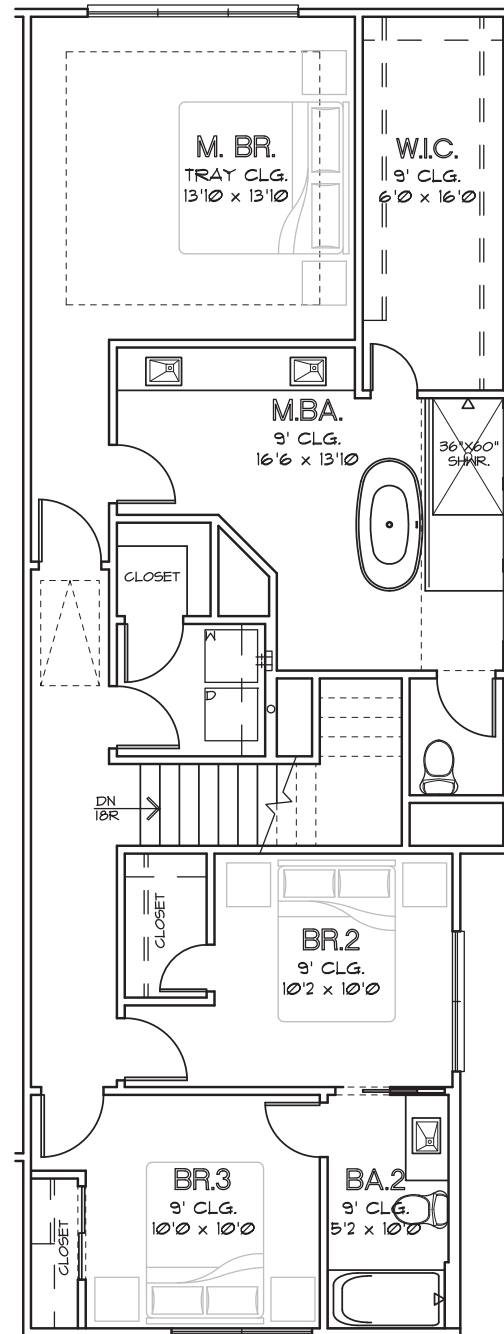


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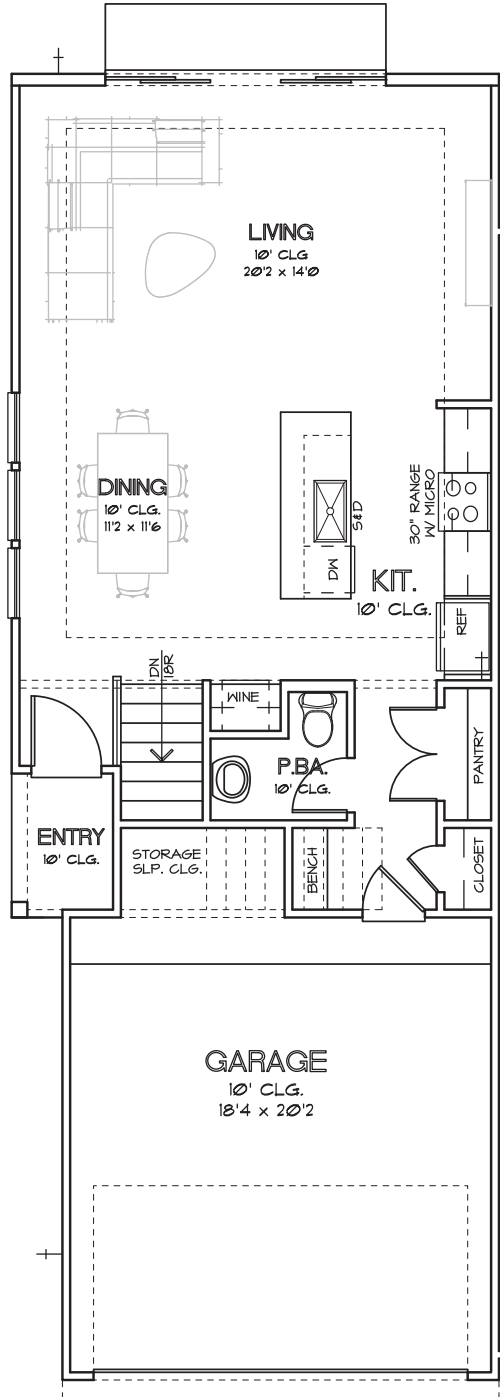


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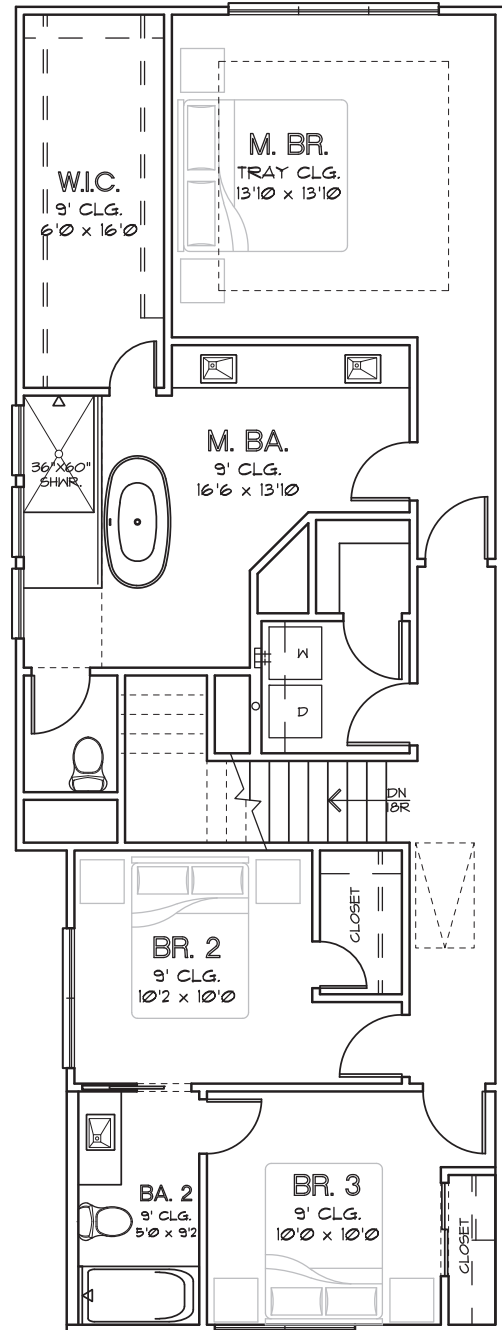


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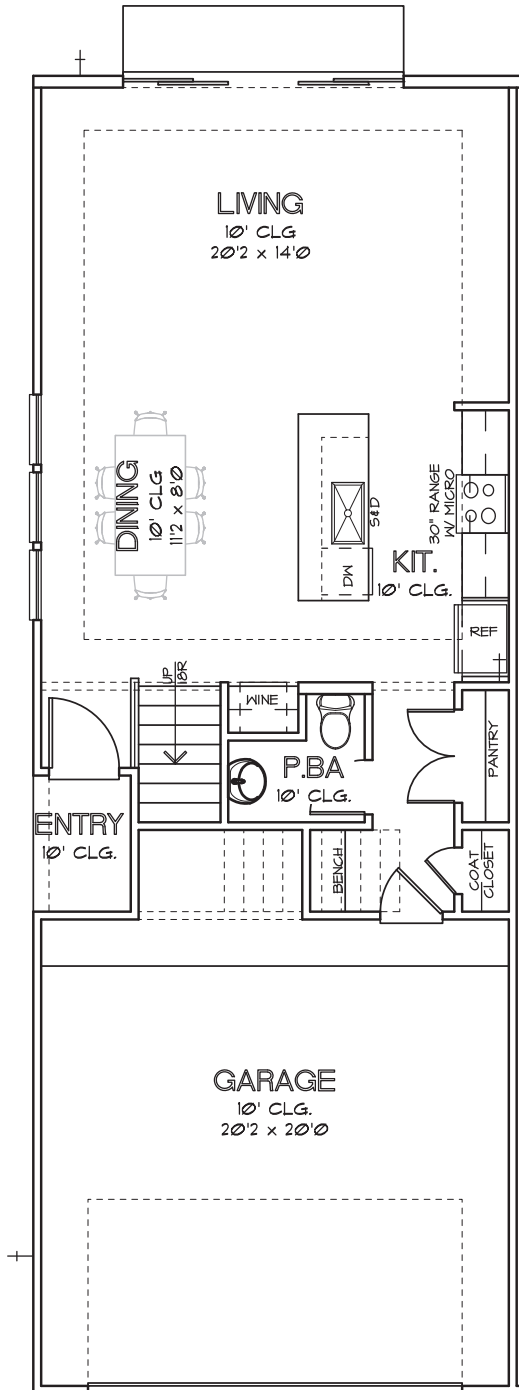


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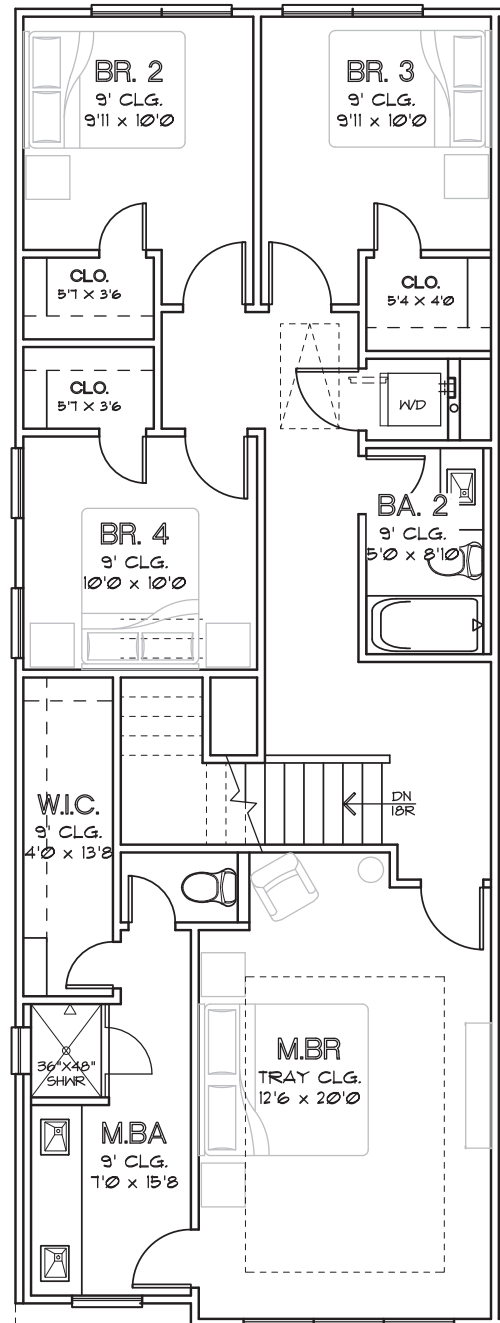


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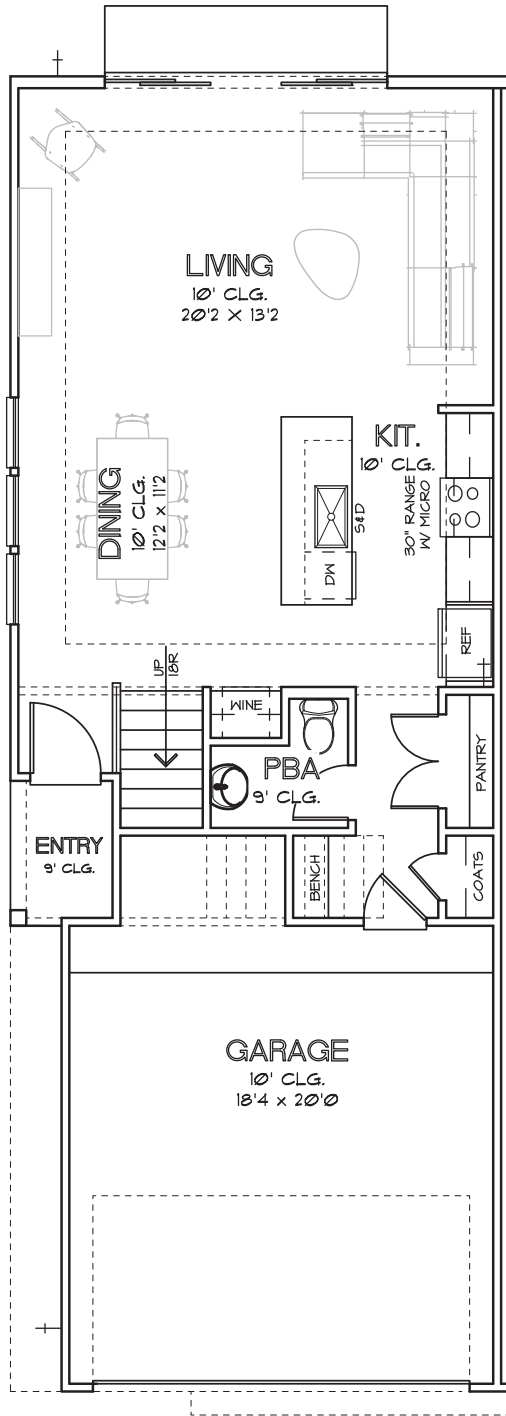


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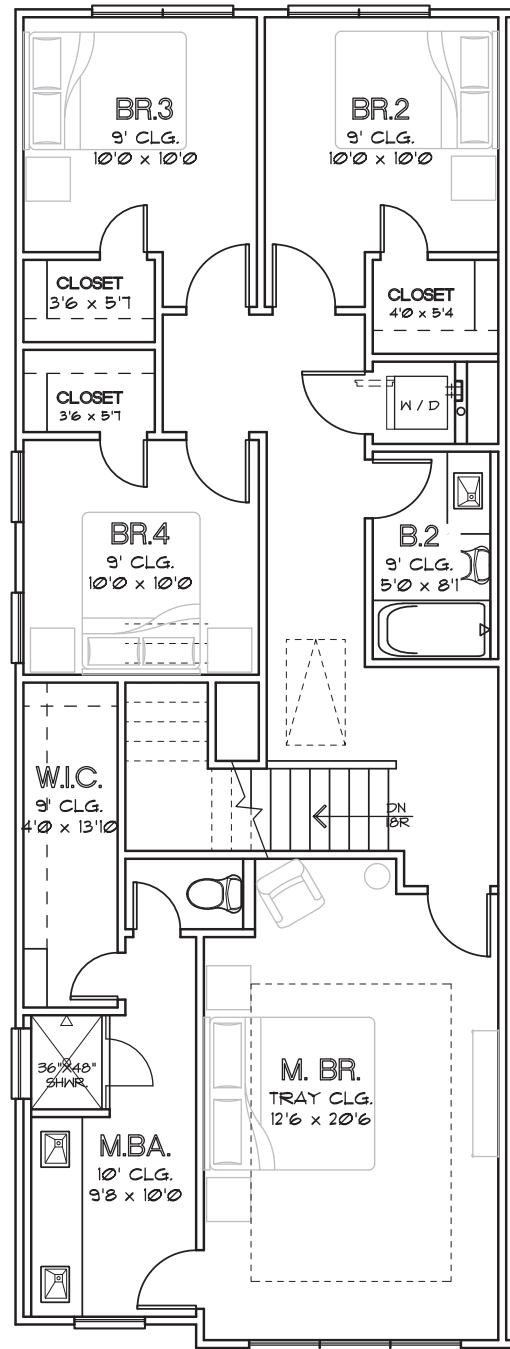


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FIRST FLOOR



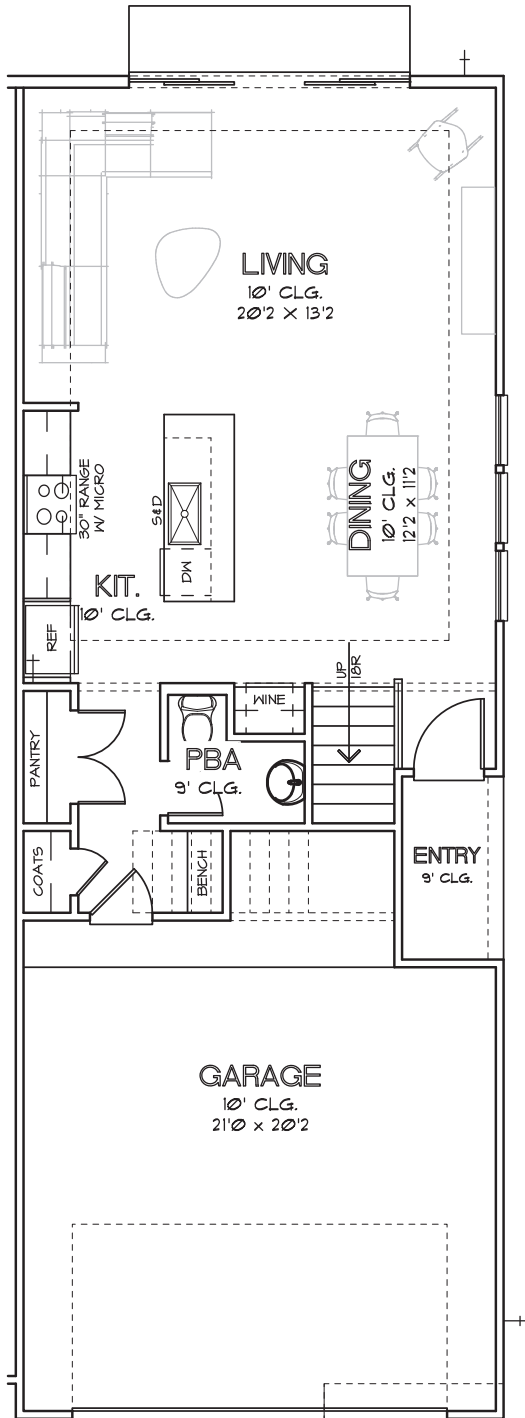
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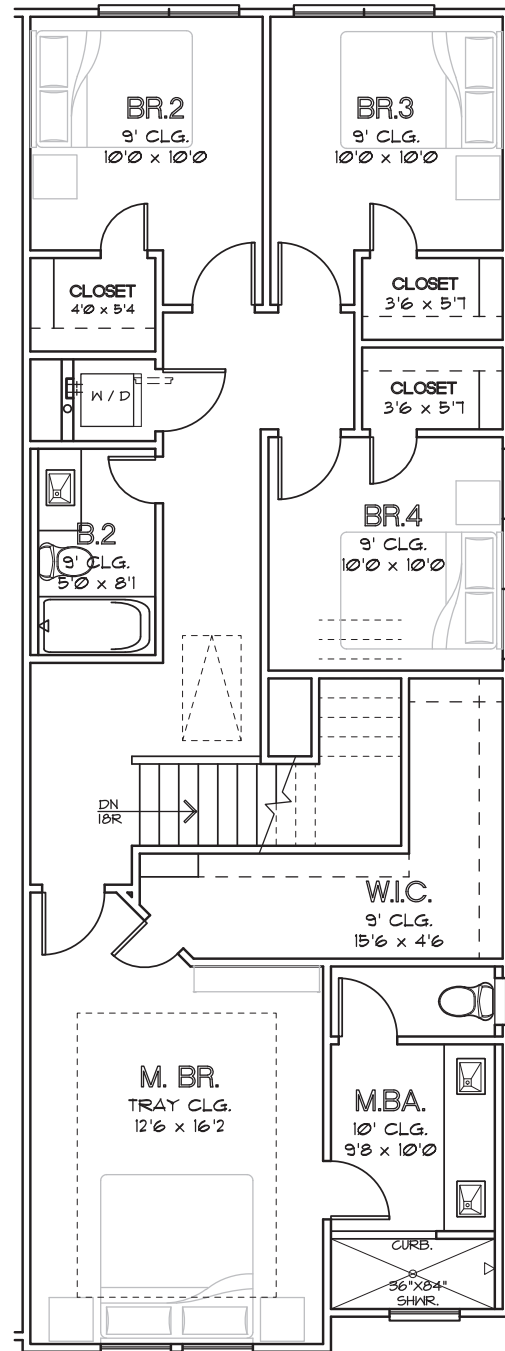


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# COLONIAL HEIGHTS PLAN 1861 1,861 SQ.FT.

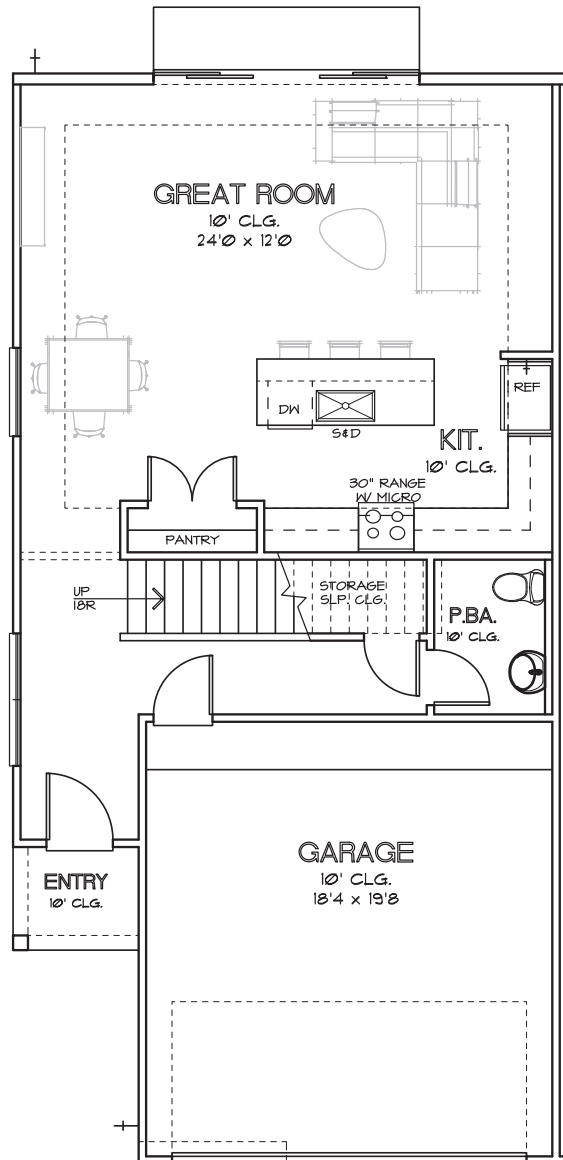


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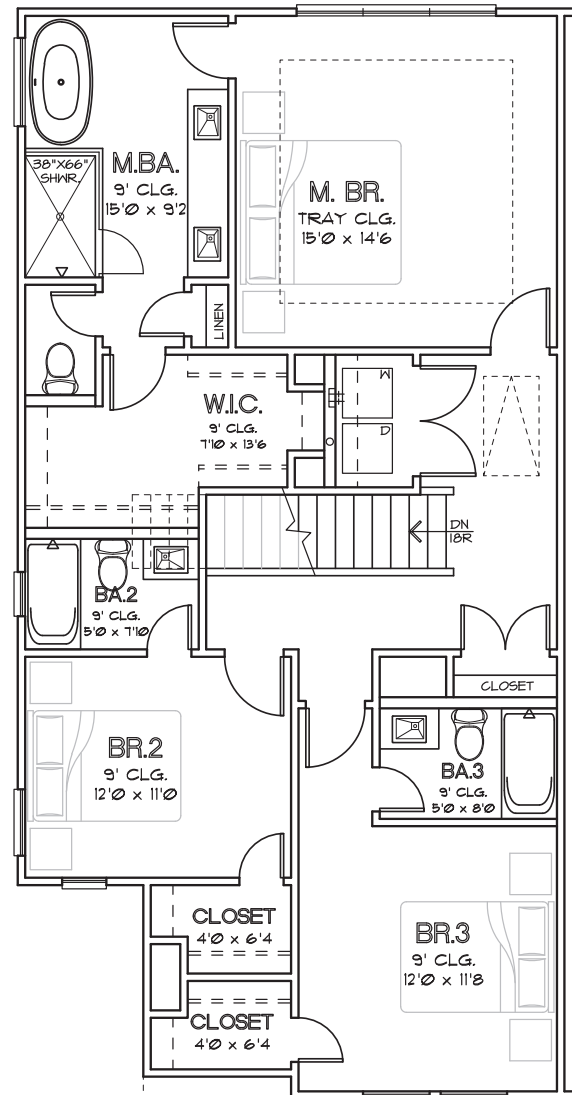


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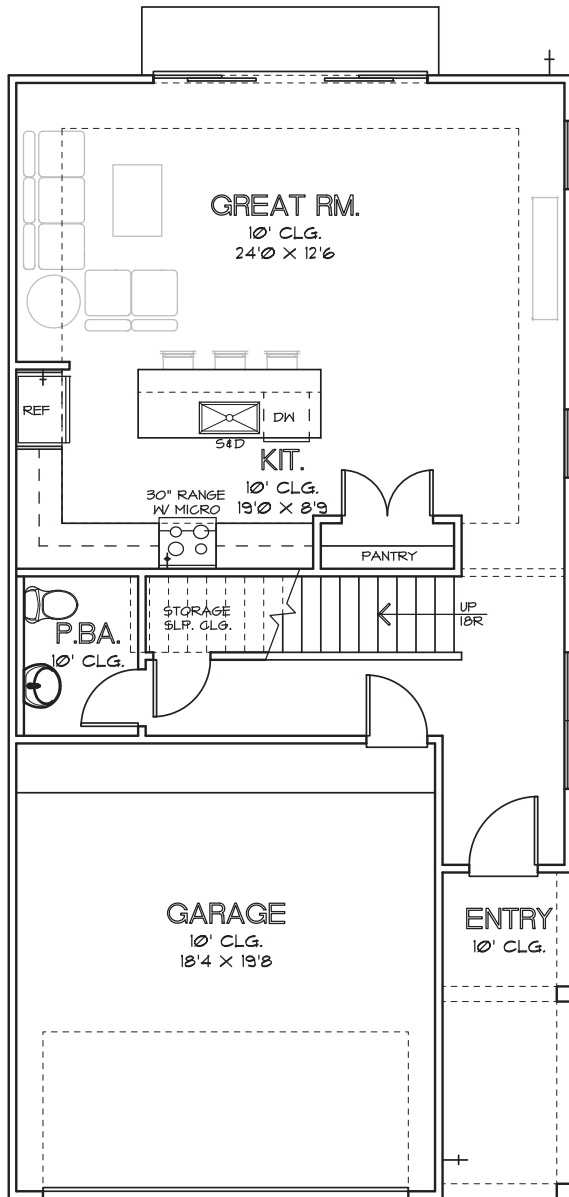


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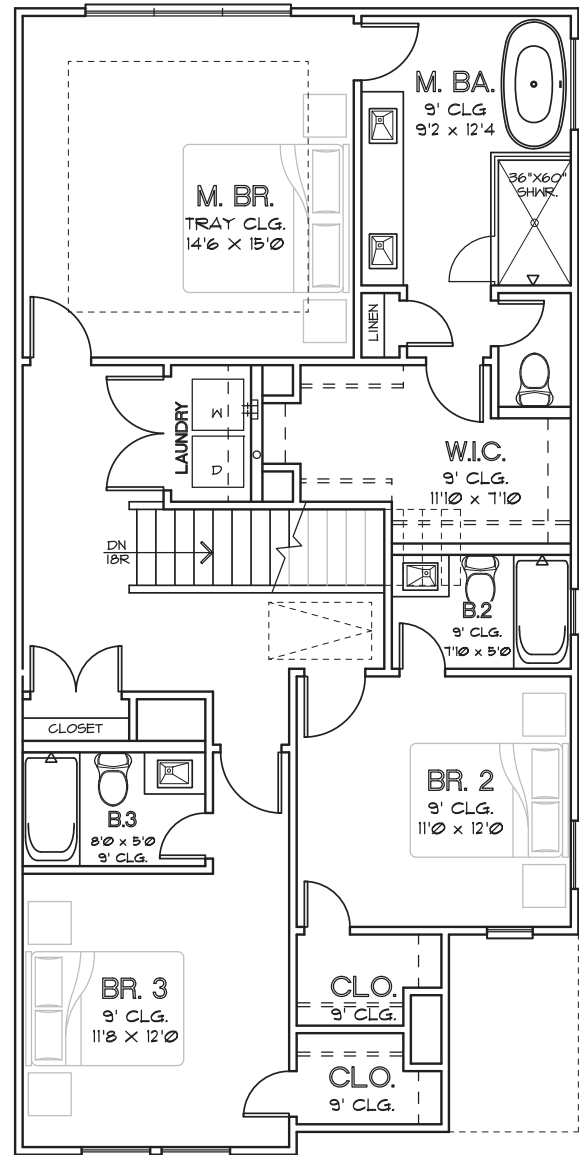


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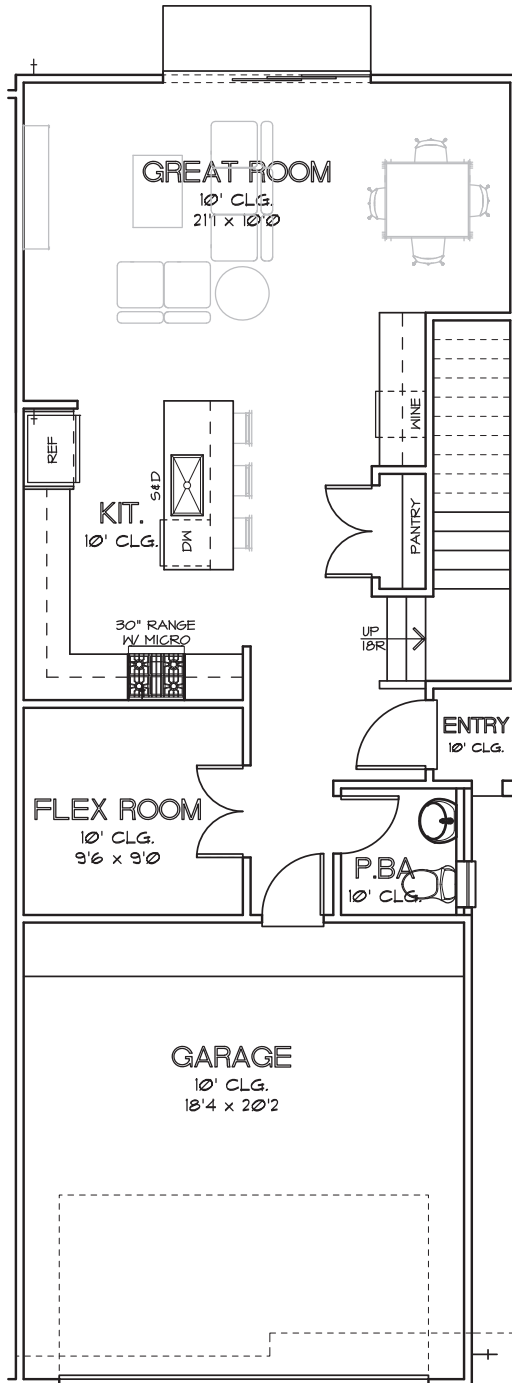
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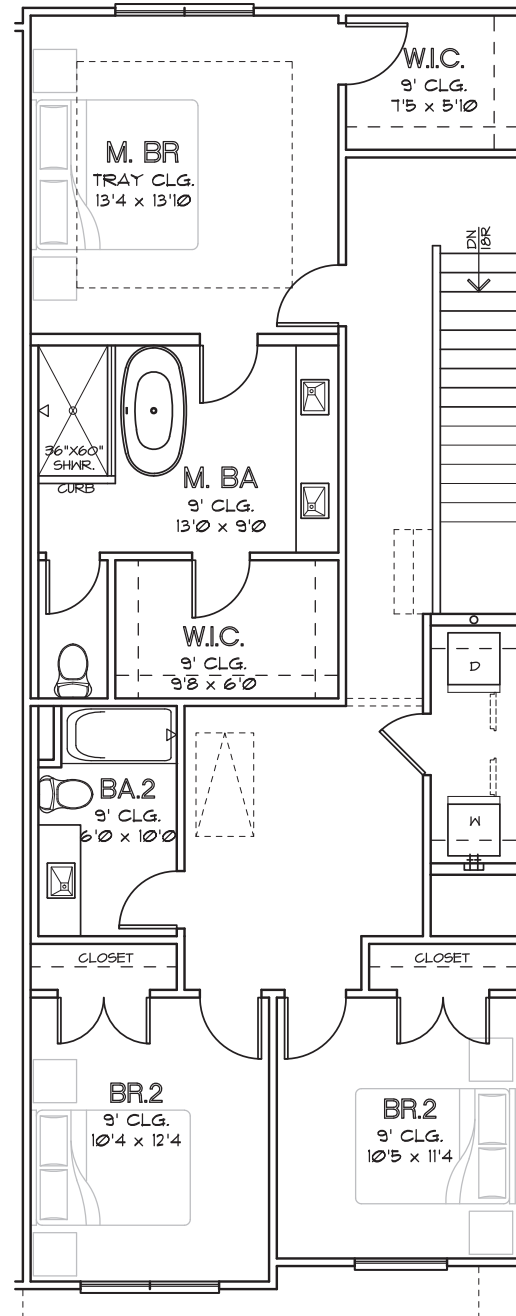


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# COLONIAL HEIGHTS PLAN 1916 1,916 SQ.FT.

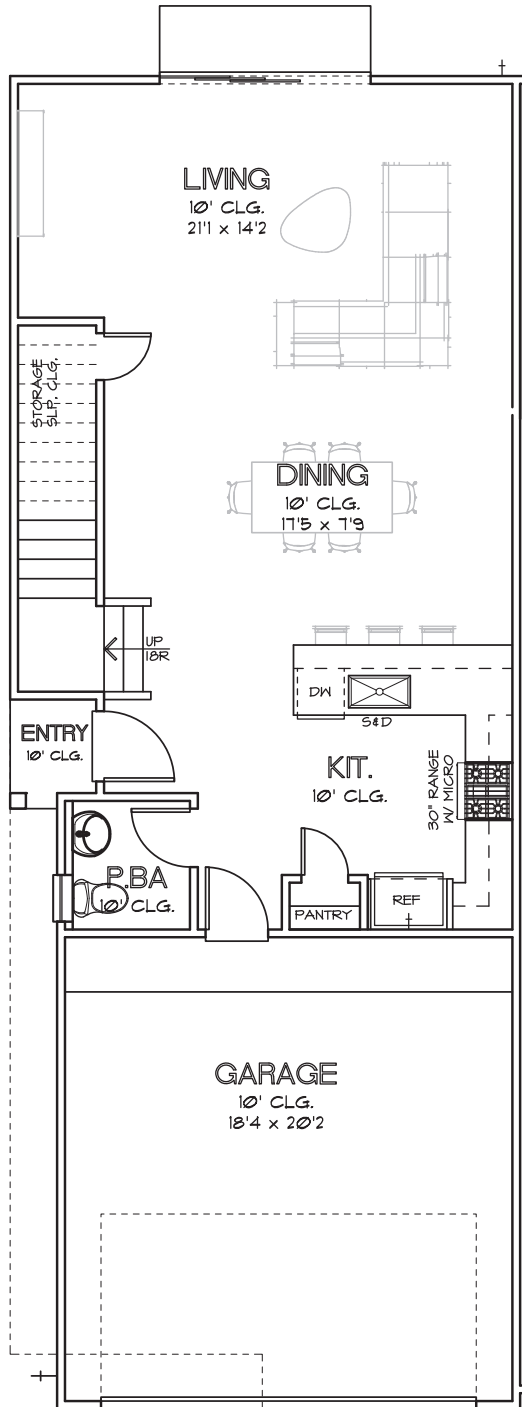


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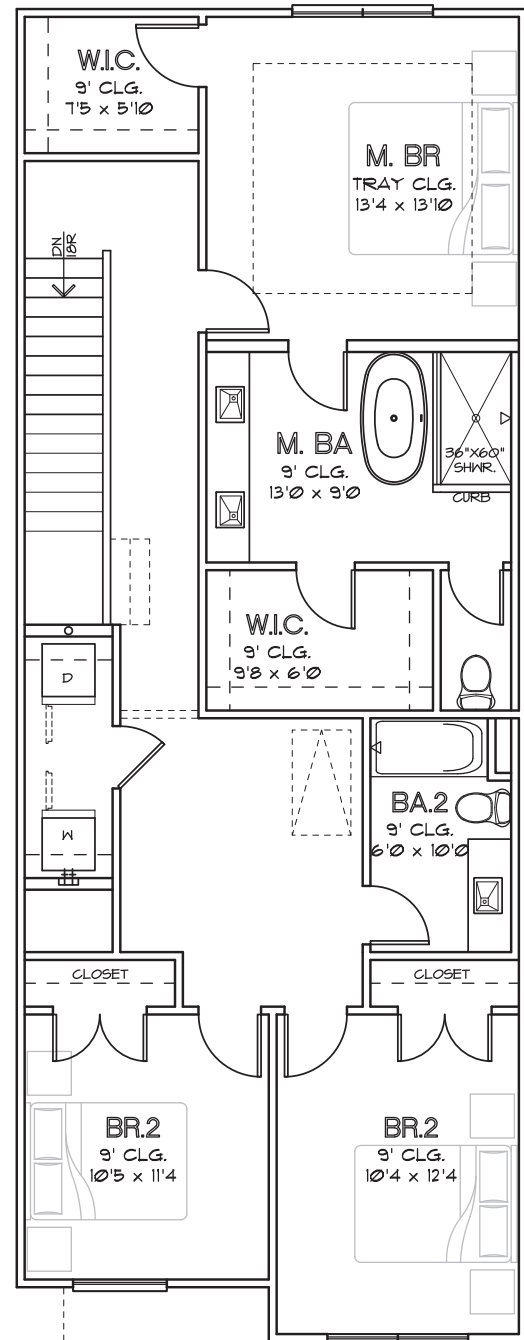


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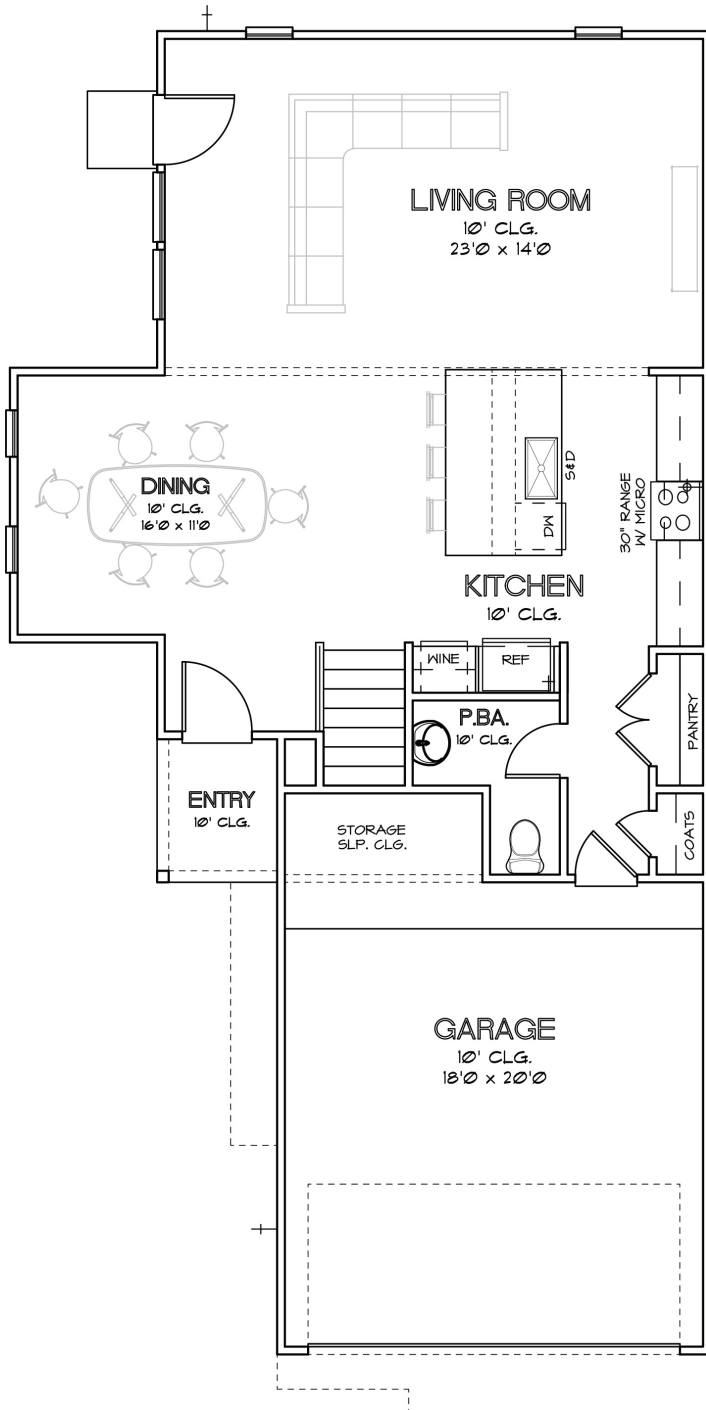


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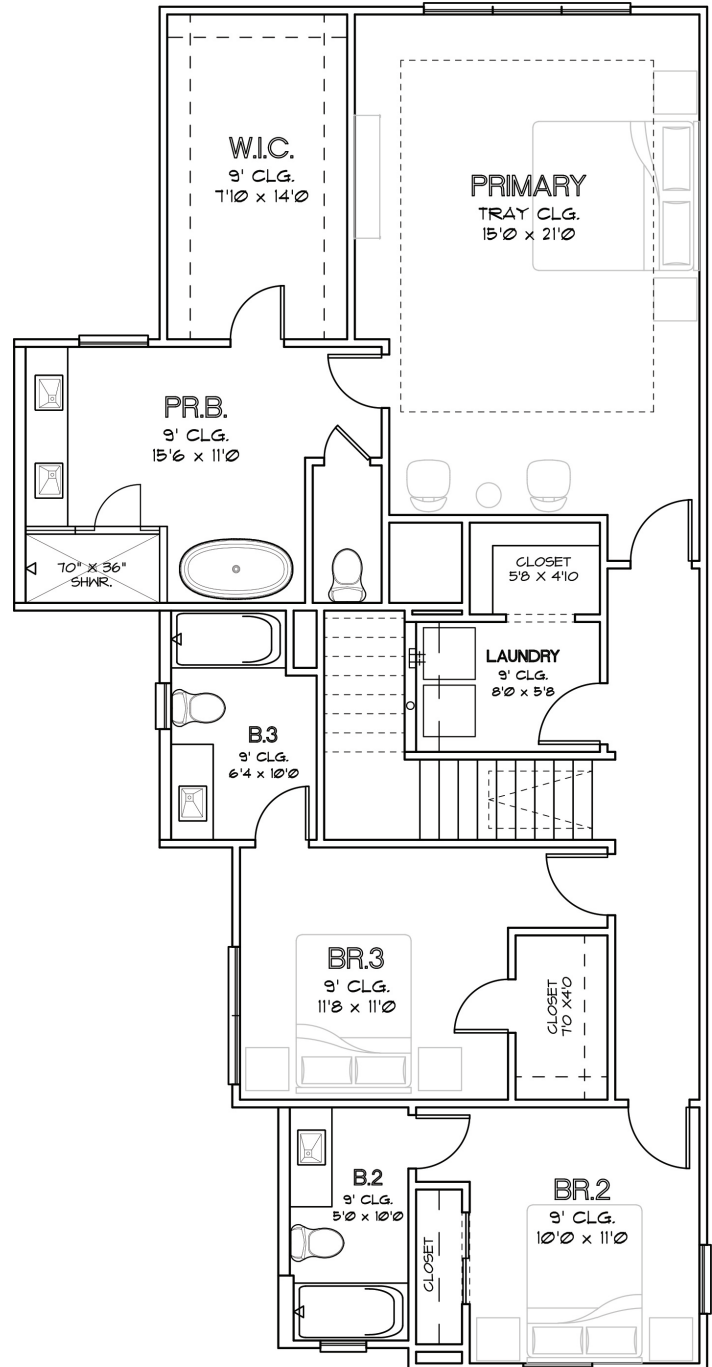


SECOND FLOOR

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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

#### 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

## 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 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

### Tax Information

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



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## COLONIAL HEIGHTS

QUICK MOVE-IN HOMES

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### 1504 Colonial Gorge

~~\$364,700~~ **\$327,700**

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

**AVAILABLE NOW**

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### 1506 Colonial Gorge

~~\$386,700~~ **\$334,900**

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

**AVAILABLE NOW**

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### 1508 Colonial Gorge

~~\$383,700~~ **\$331,700**

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

**AVAILABLE NOW**

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### 1510 Colonial Gorge

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

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

**AVAILABLE NOW**

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### 1512 Colonial Gorge

~~\$394,700~~ **\$339,900**

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

**AVAILABLE NOW**

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### 1514 Colonial Gorge

~~\$384,700~~ **\$334,900**

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

**AVAILABLE NOW**

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### 1516 Colonial Gorge

~~\$381,700~~ **\$330,700**

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

**AVAILABLE NOW**

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### 1524 Colonial Junction

~~\$388,700~~ **\$334,900**

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

**AVAILABLE NOW**

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### 1526 Colonial Junction

~~\$391,700~~ **\$334,900**

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

**AVAILABLE NOW**

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continued

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## COLONIAL HEIGHTS

QUICK MOVE-IN HOMES

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### 24402 Colonial Willow

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

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

**AVAILABLE NOW**

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### 24404 Colonial Willow

~~\$367,700~~ **\$319,900**

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

**AVAILABLE NOW**

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### 24403 Colonial Willow

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

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

**AVAILABLE NOW**

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### 24405 Colonial Willow

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

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

**AVAILABLE NOW**

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### 1518 Colonial Gorge

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

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

**AVAILABLE NOW**

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### 1520 Colonial Gorge

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

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

**AVAILABLE NOW**

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### 1522 Colonial Gorge

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

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

**AVAILABLE NOW**

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### 1524 Colonial Gorge

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

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

**AVAILABLE NOW**

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# COLONIAL HEIGHTS

SITE PLAN



To learn more about this community, please contact:

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