



COLONIAL HEIGHTS

A new community in Katy

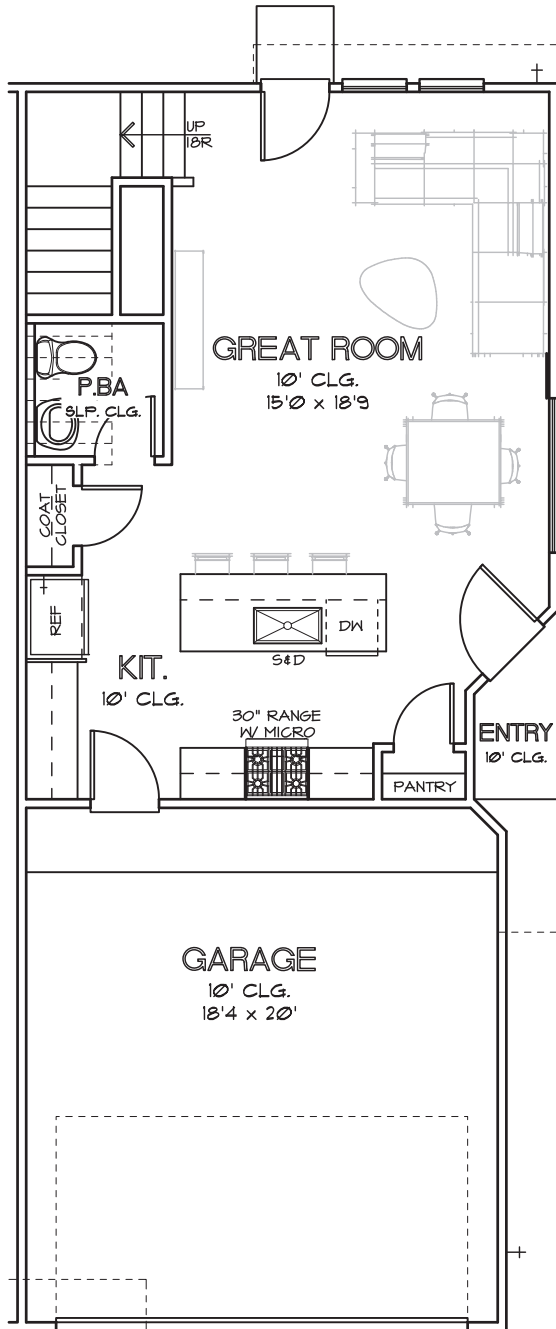


To learn more about this community, please contact:

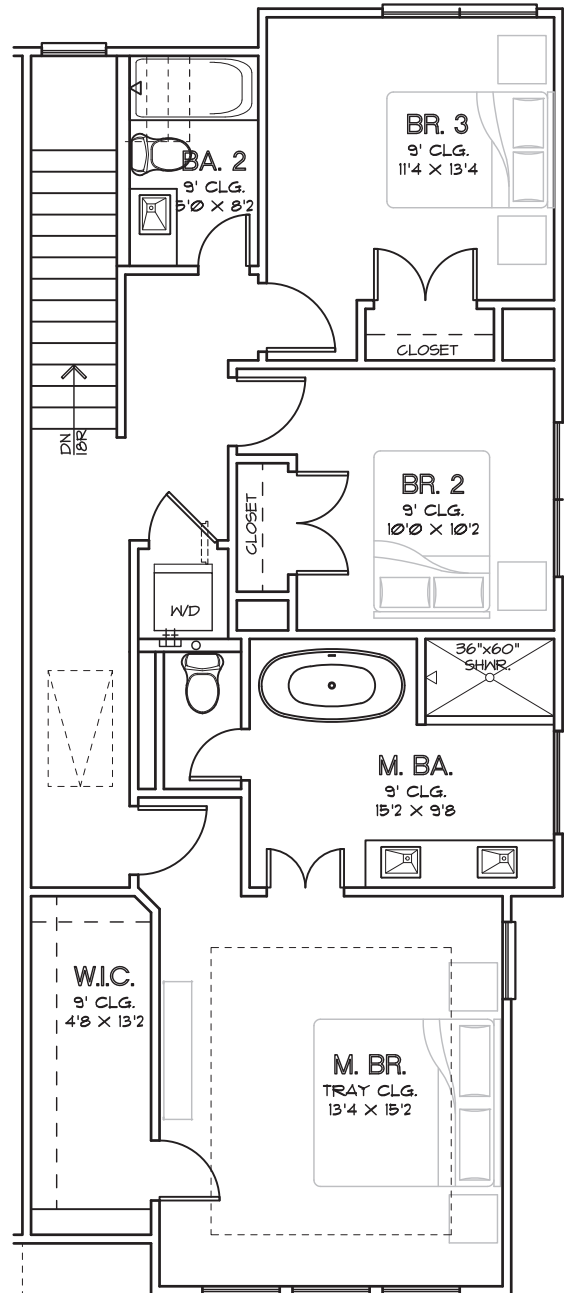
Michael Afshari | 832.875.3252
michael.afshari@compass.com

CHOICE IS THE ULTIMATE LUXURY



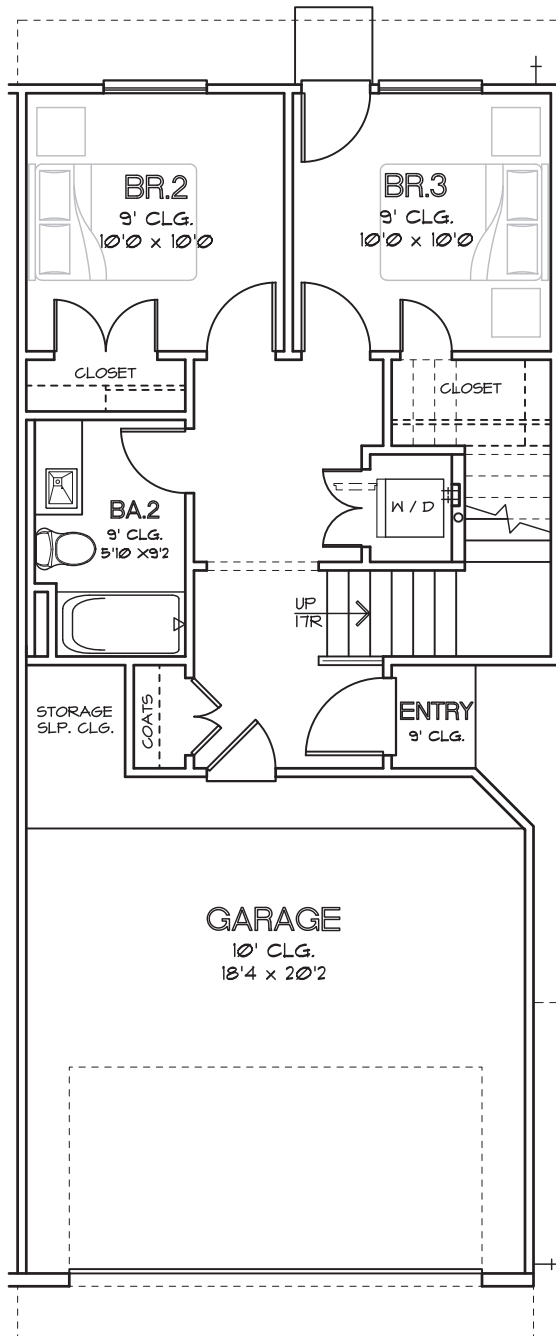


FIRST FLOOR

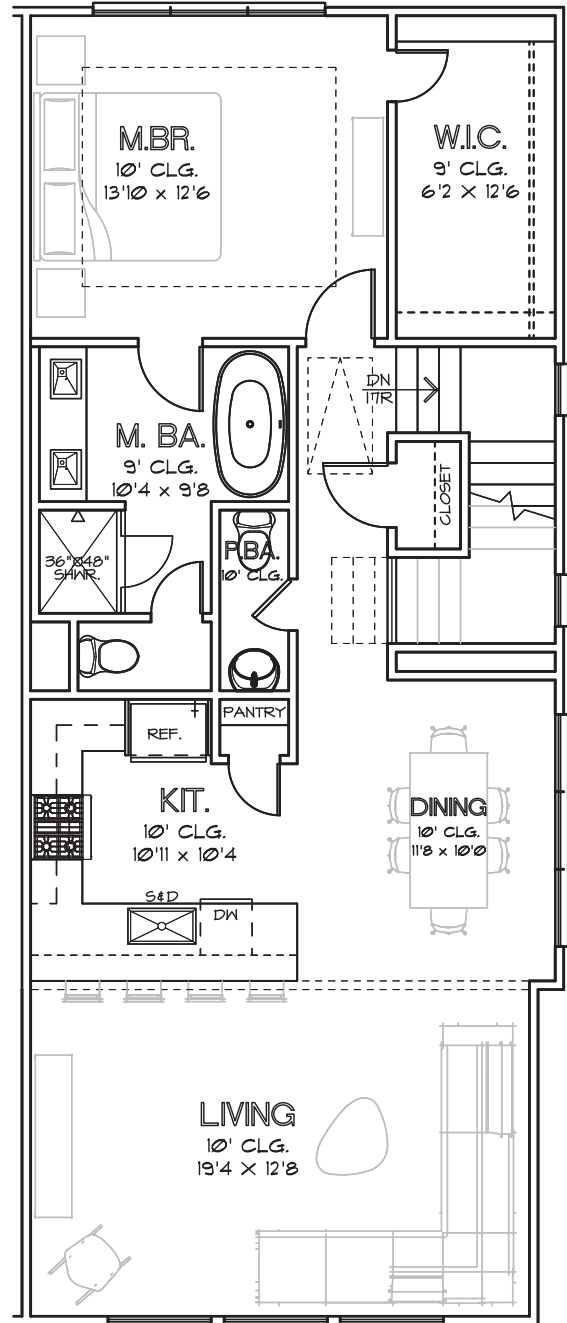


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

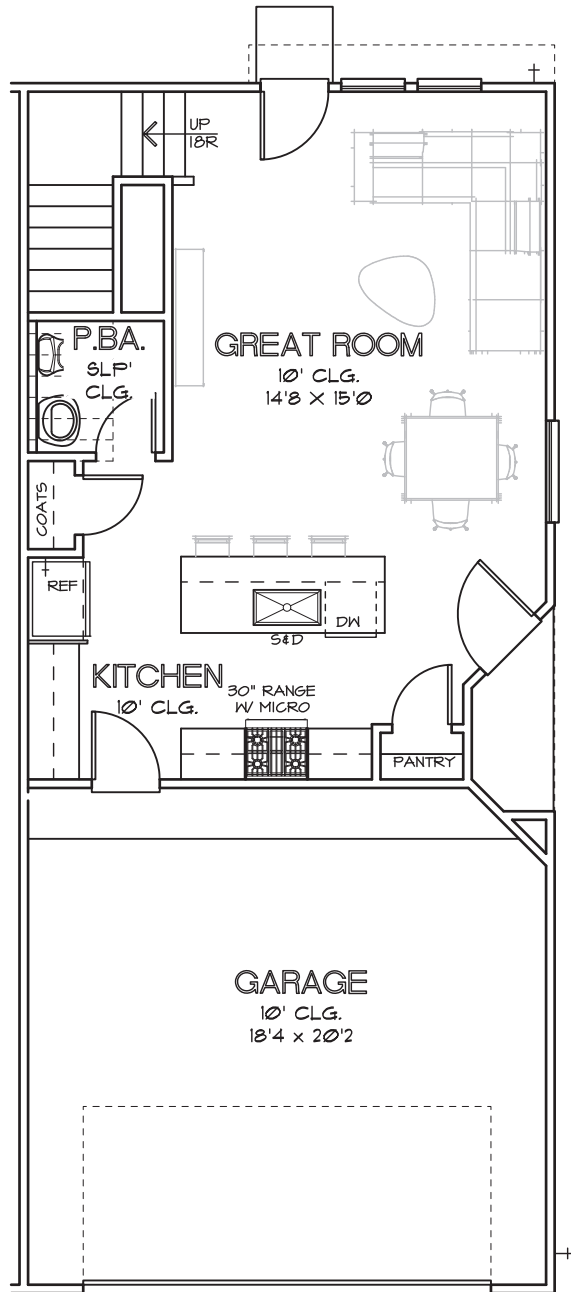


FIRST FLOOR

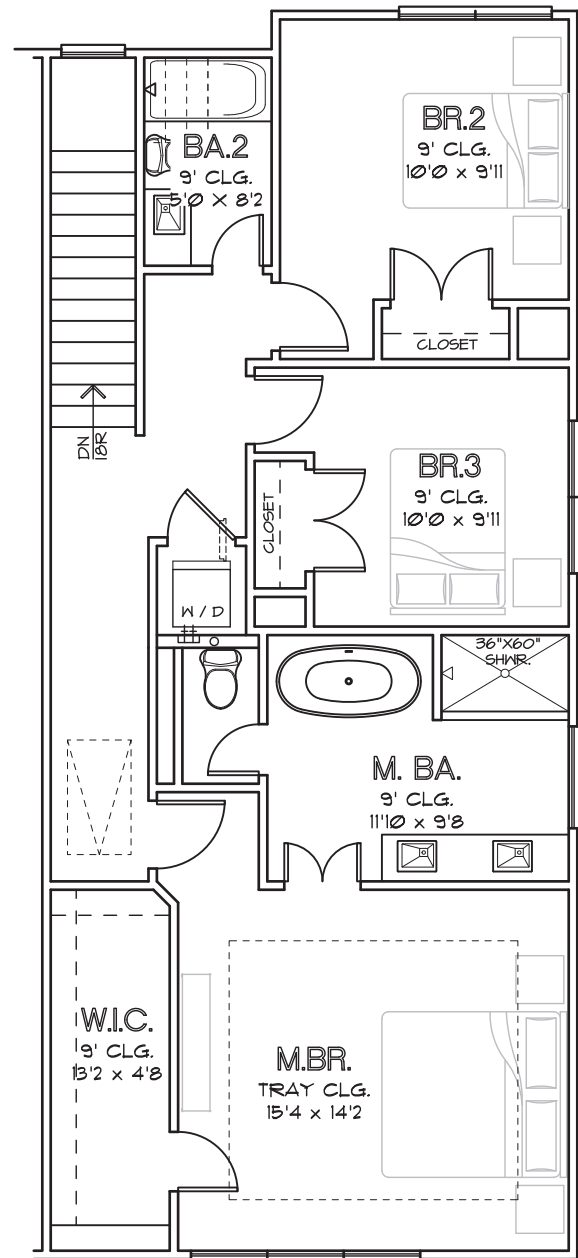


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

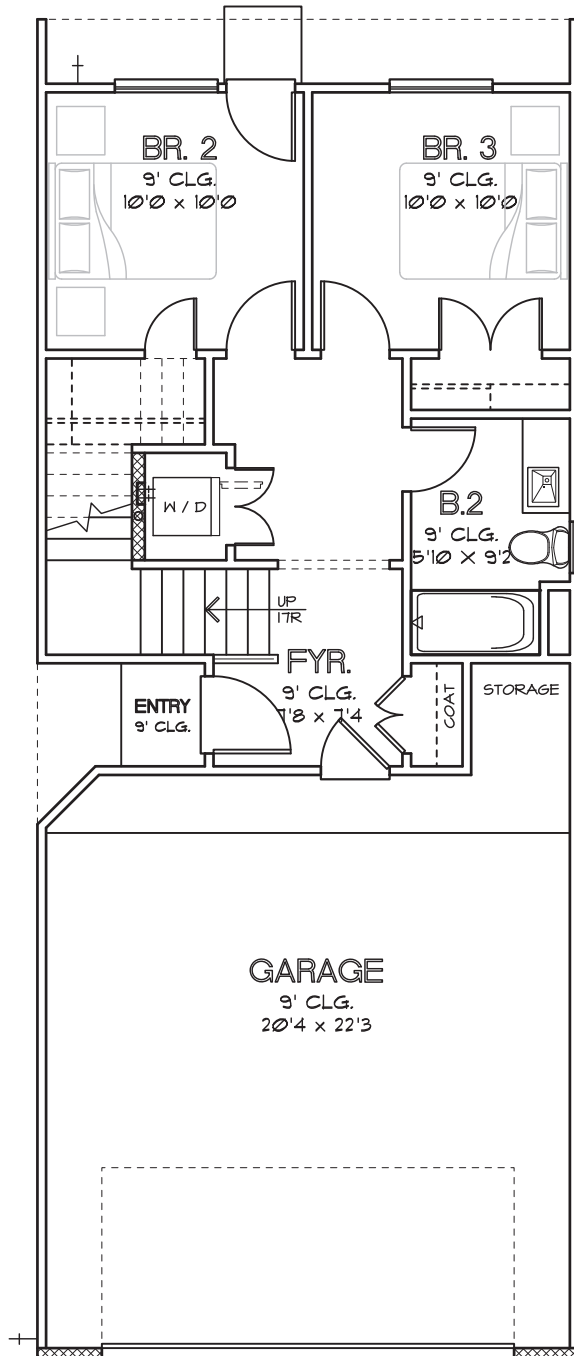


FIRST FLOOR

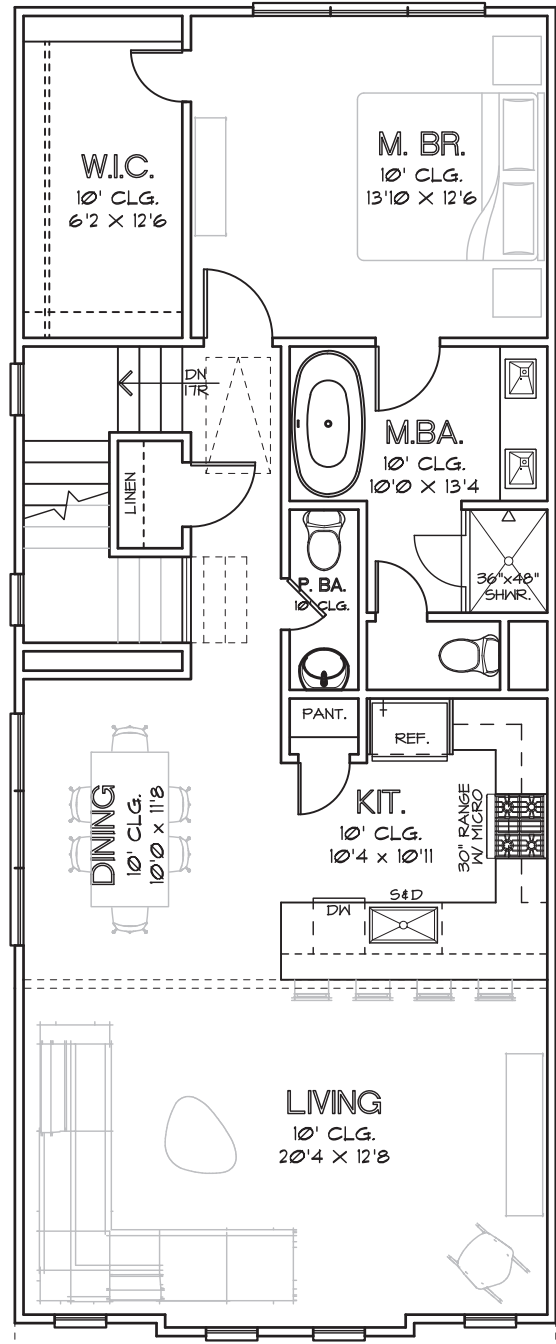


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



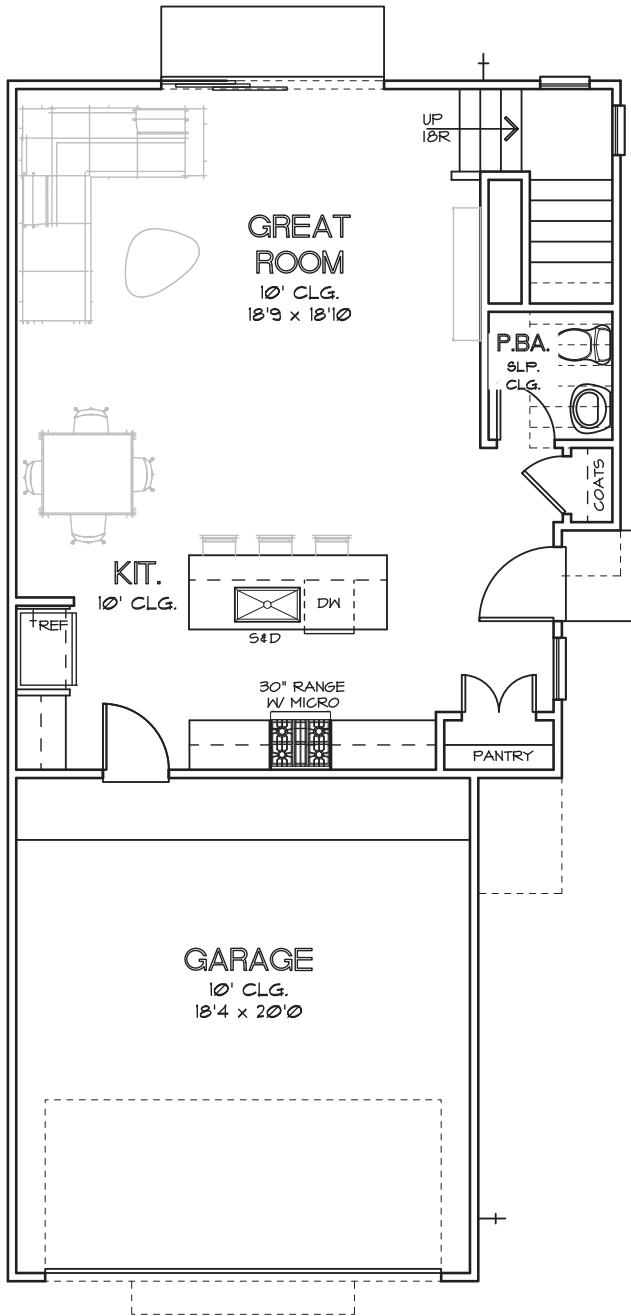
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

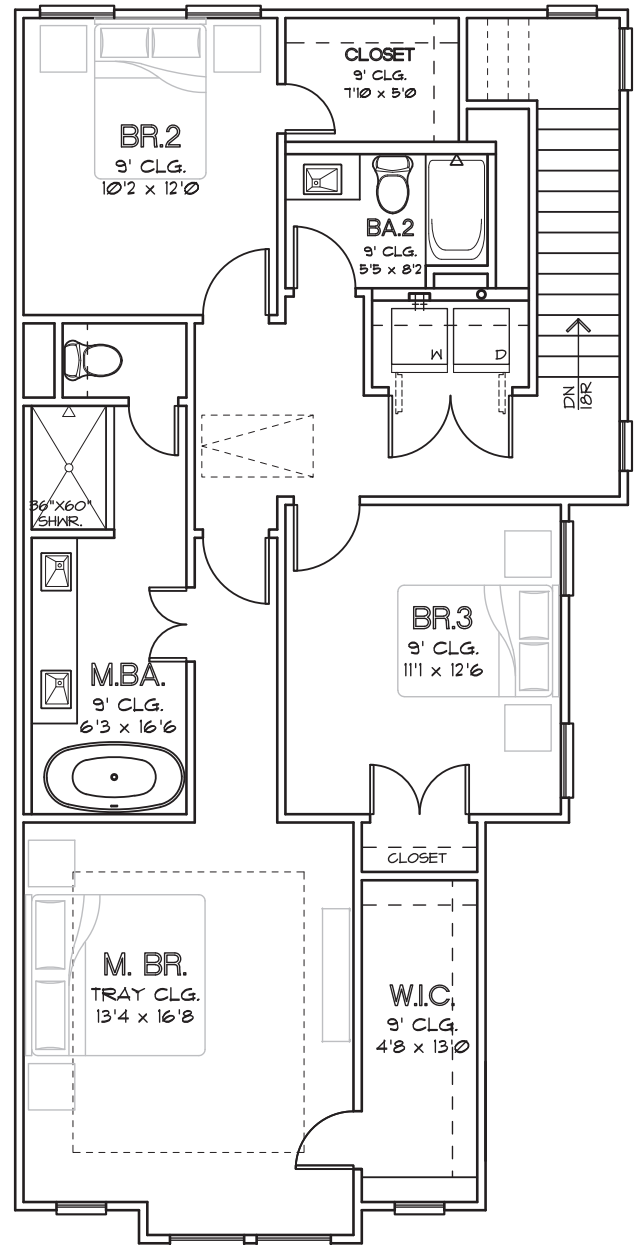


CITY HOMES
CHOICE

COLONIAL HEIGHTS PLAN 1700 1,700 SQ.FT.

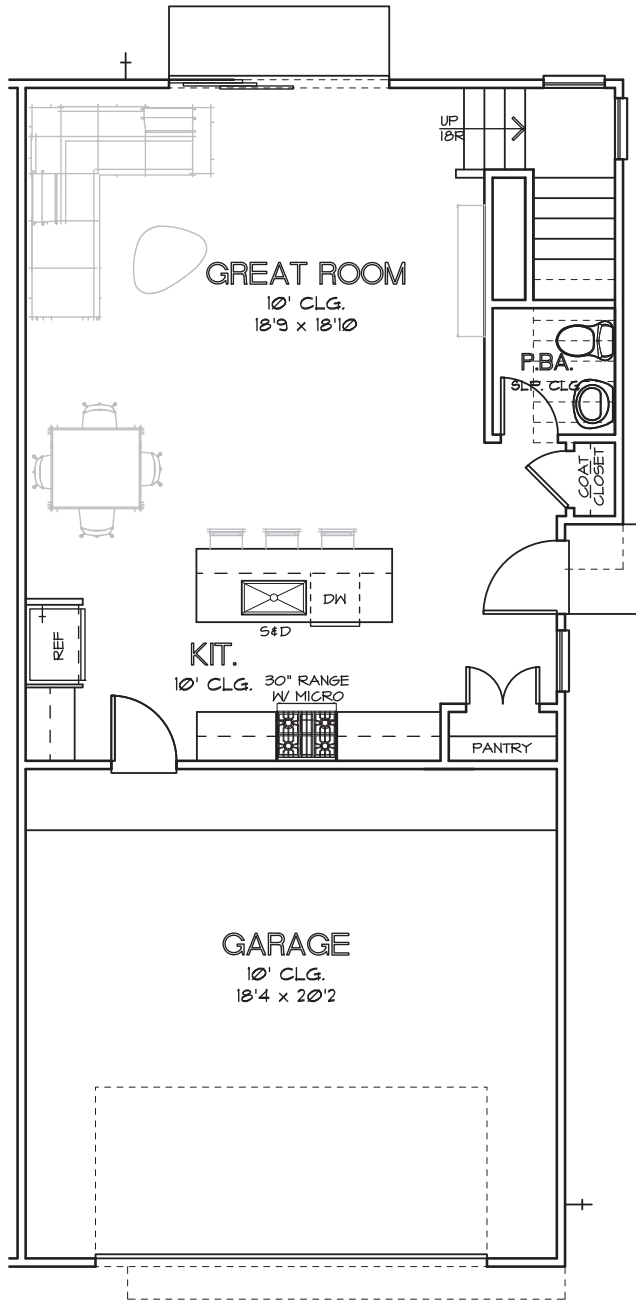


FIRST FLOOR

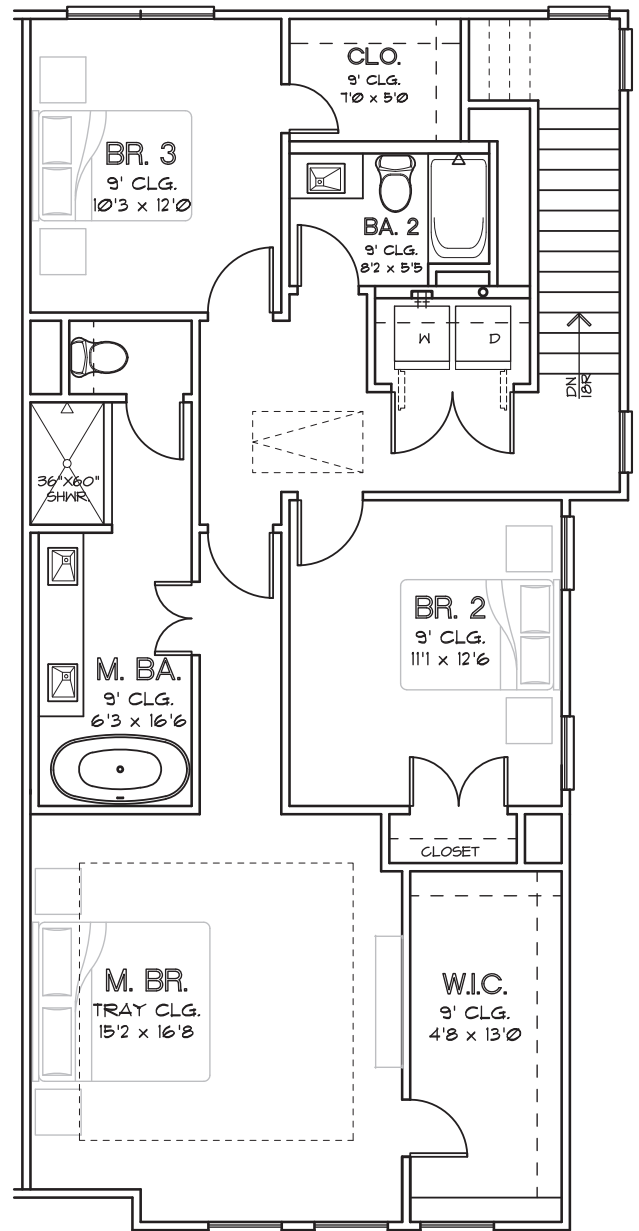


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



SECOND FLOOR

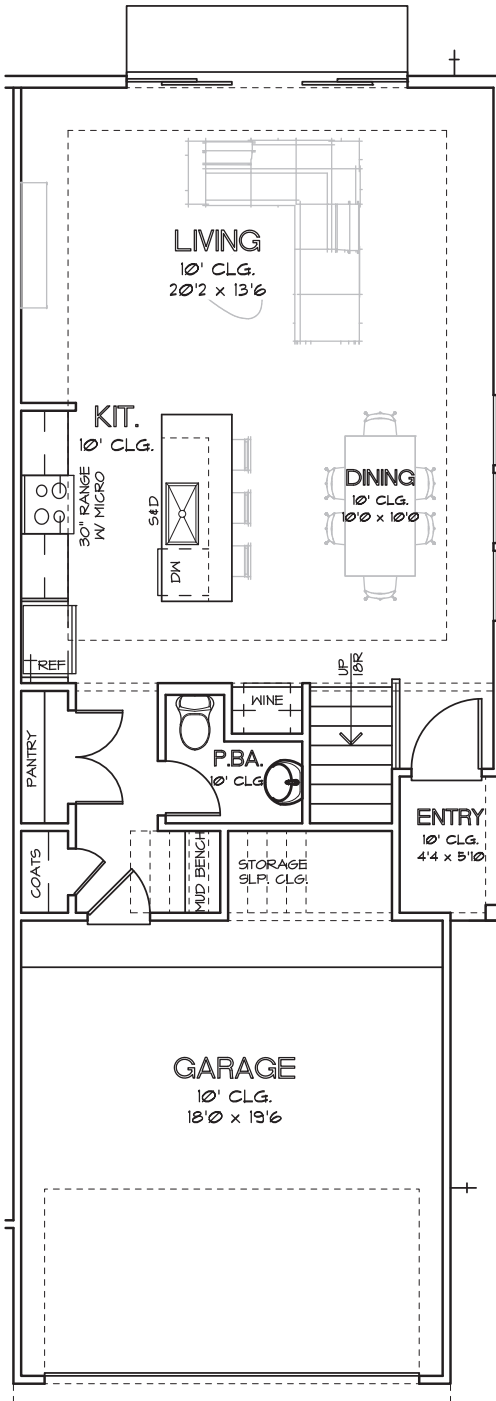
CHOICE IS THE ULTIMATE LUXURY



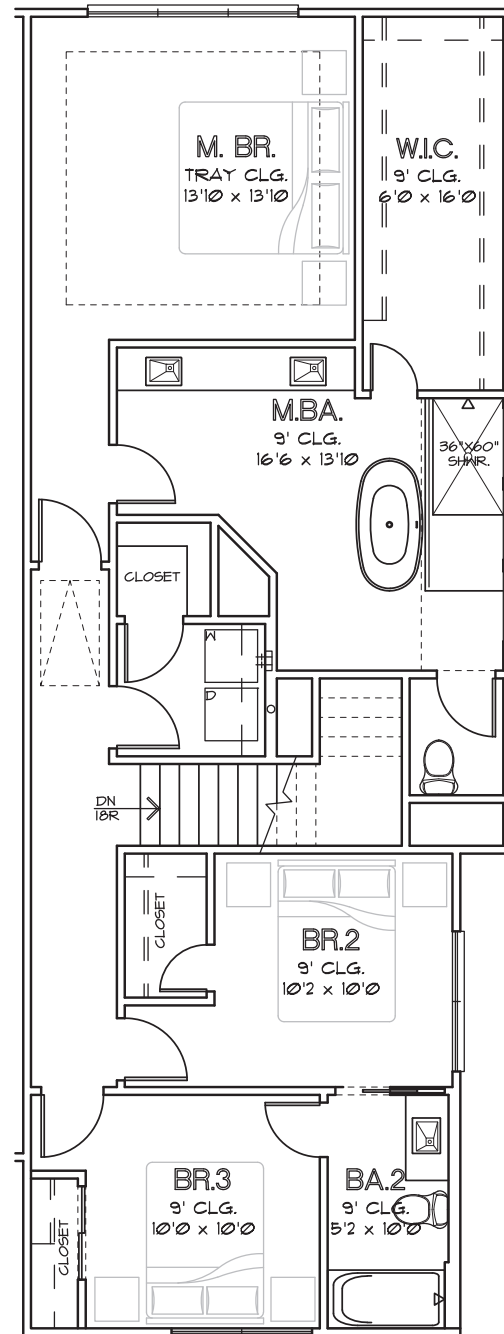
CITY HOMES
CHOICE

COLONIAL HEIGHTS

PLAN 1809
1,809 SQ.FT.

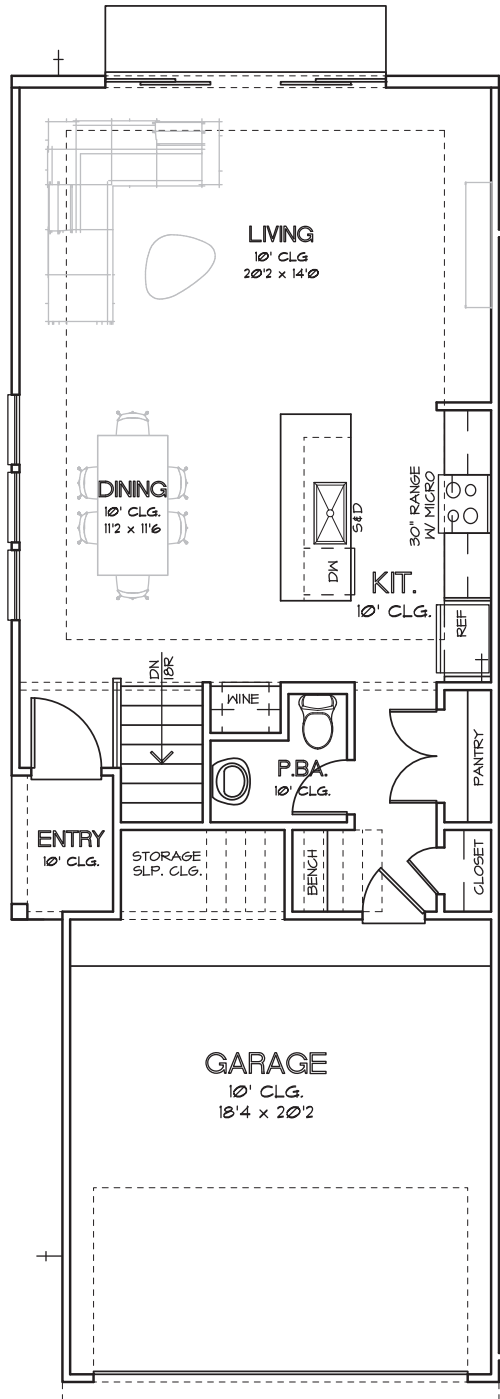


FIRST FLOOR

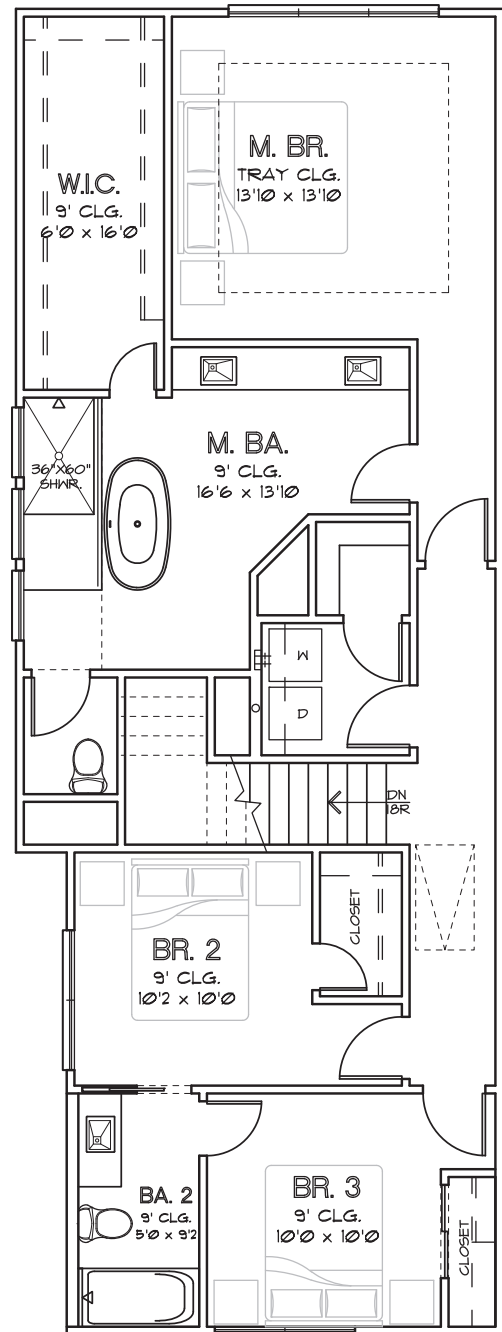


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

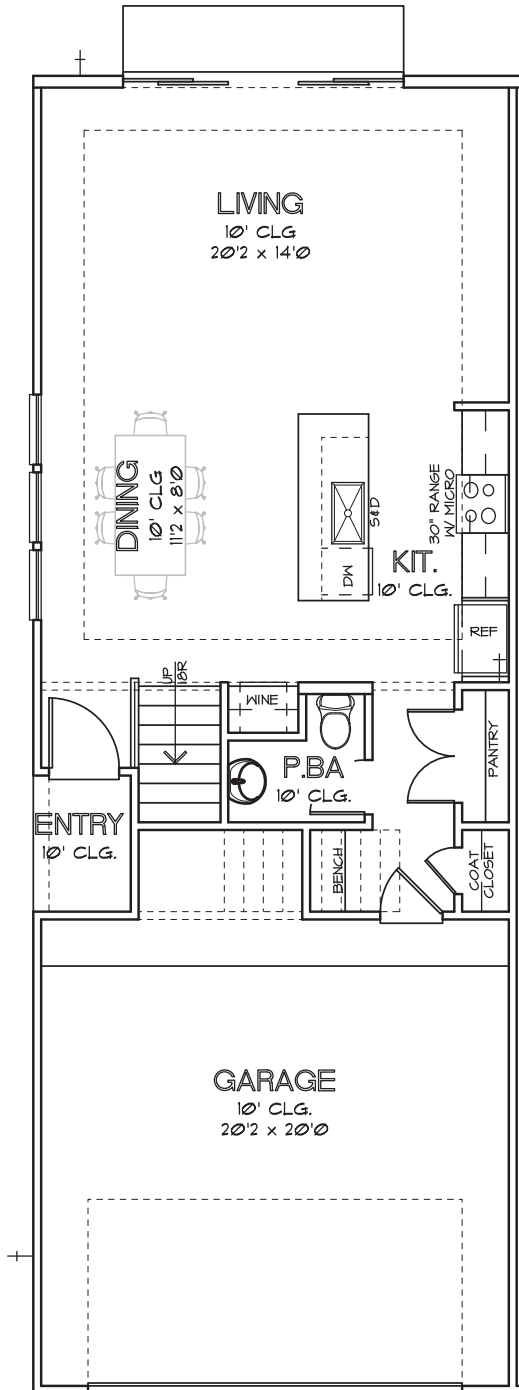


FIRST FLOOR

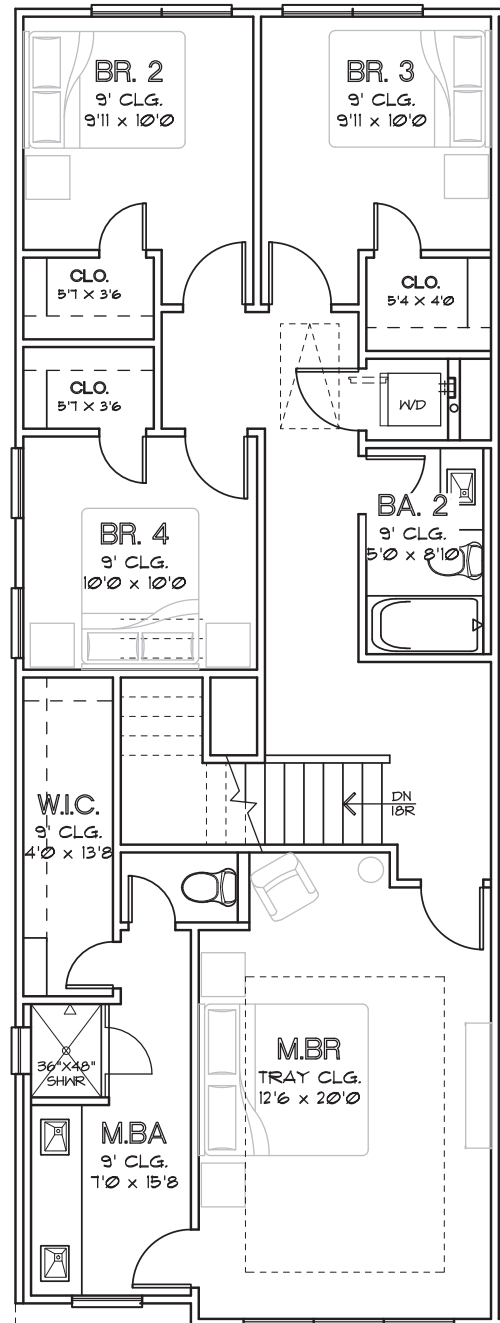


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

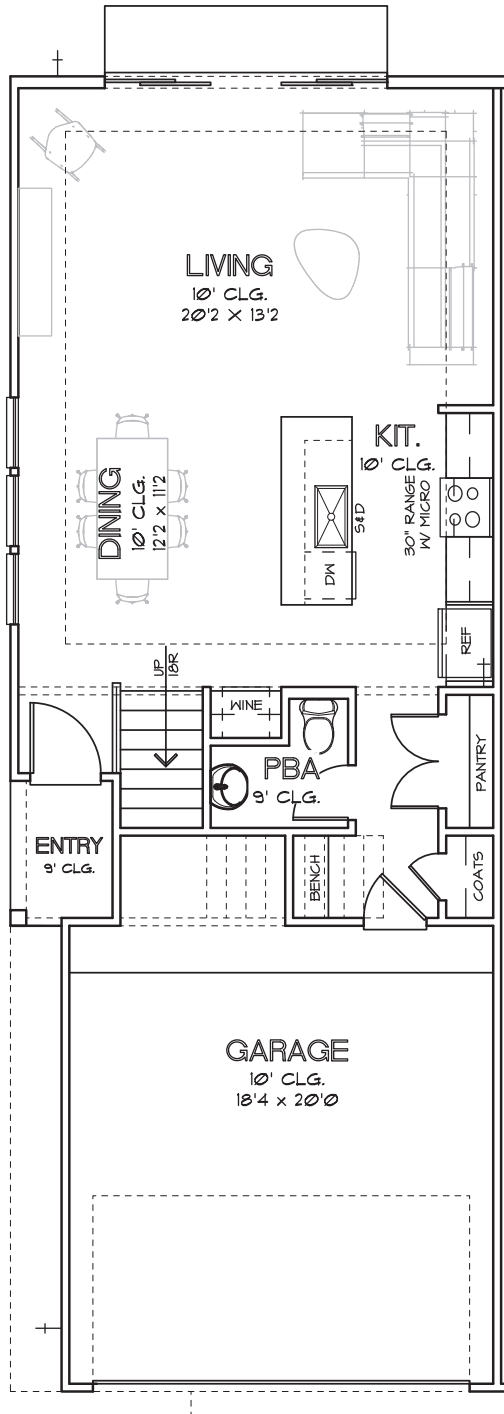


FIRST FLOOR

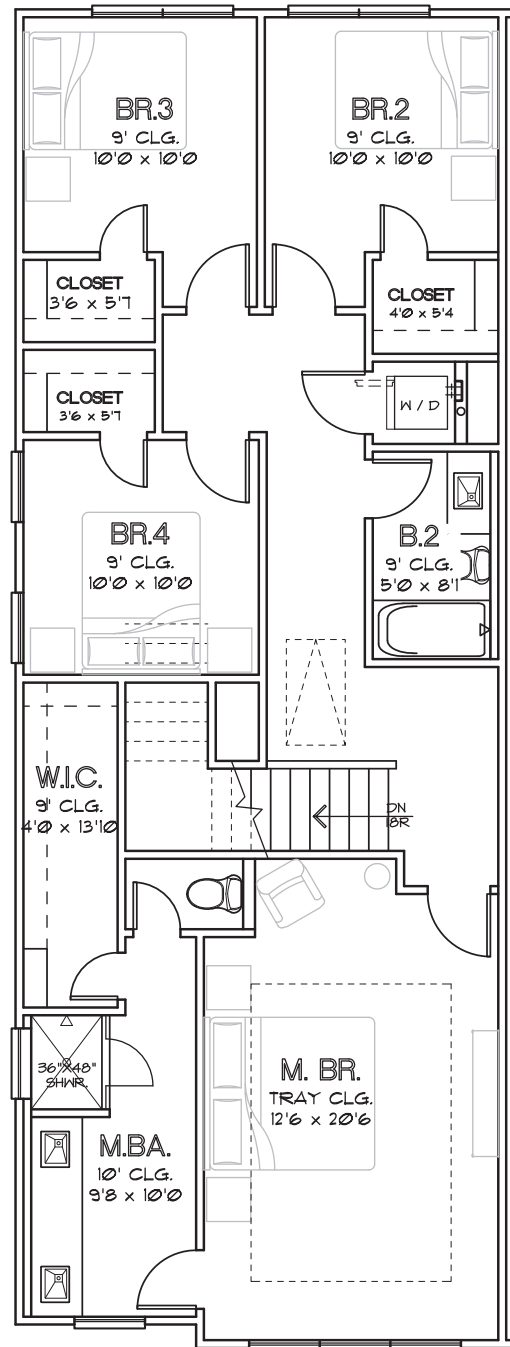


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



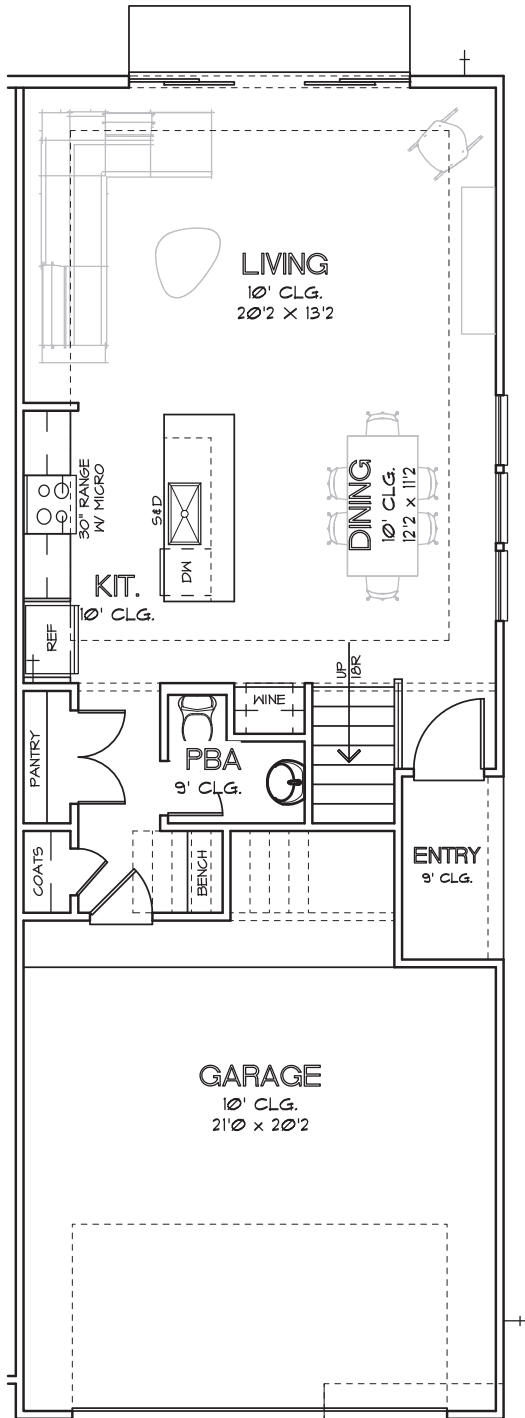
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

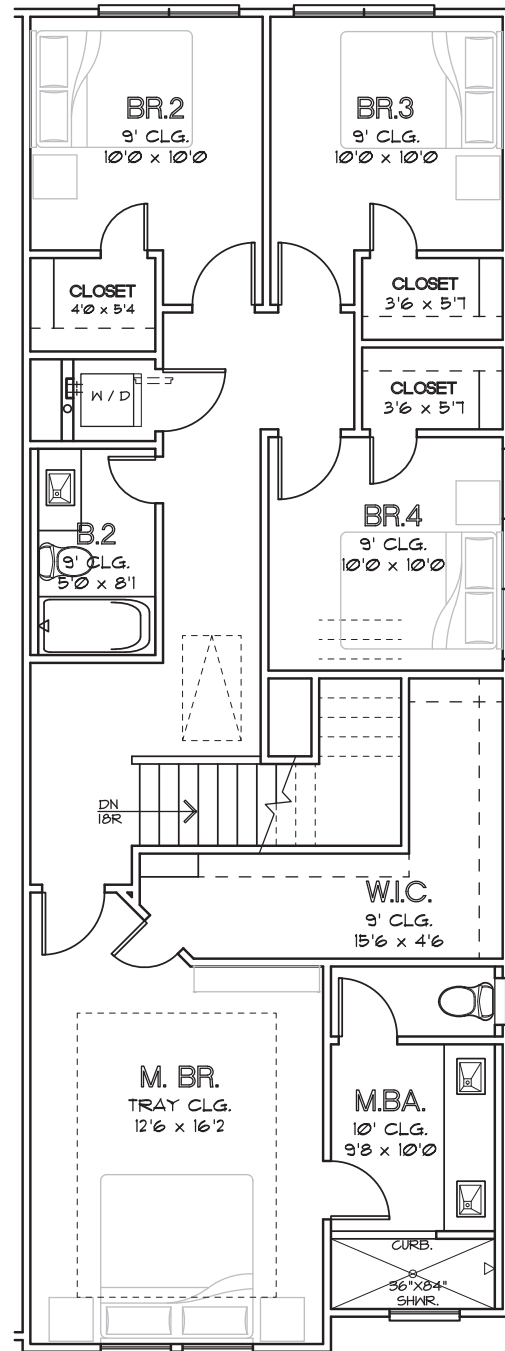


CITY HOMES
CHOICE

COLONIAL HEIGHTS PLAN 1861 1,861 SQ.FT.

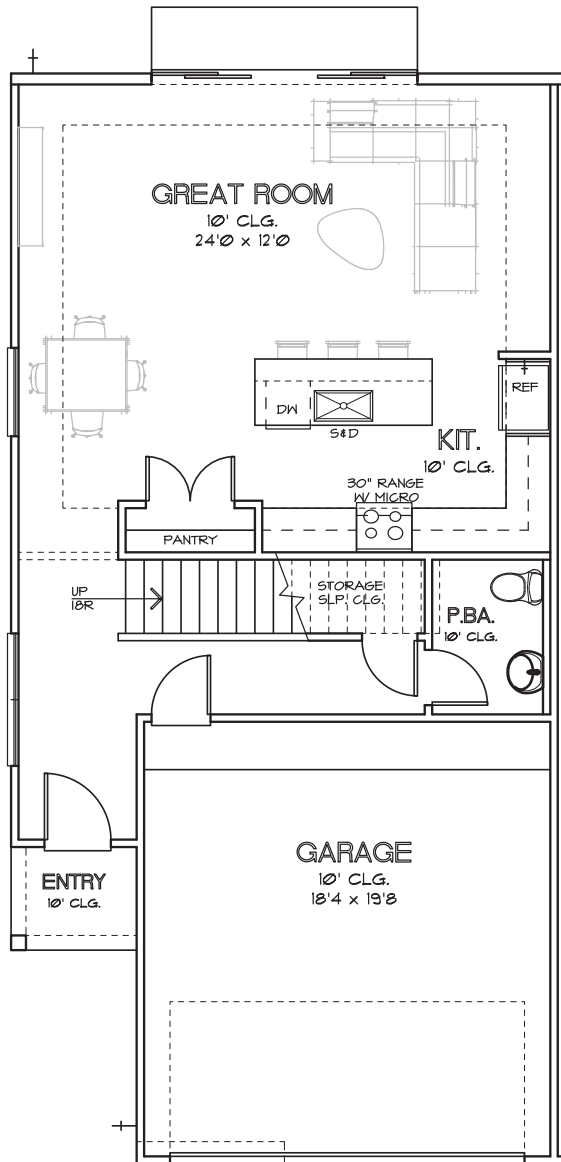


FIRST FLOOR

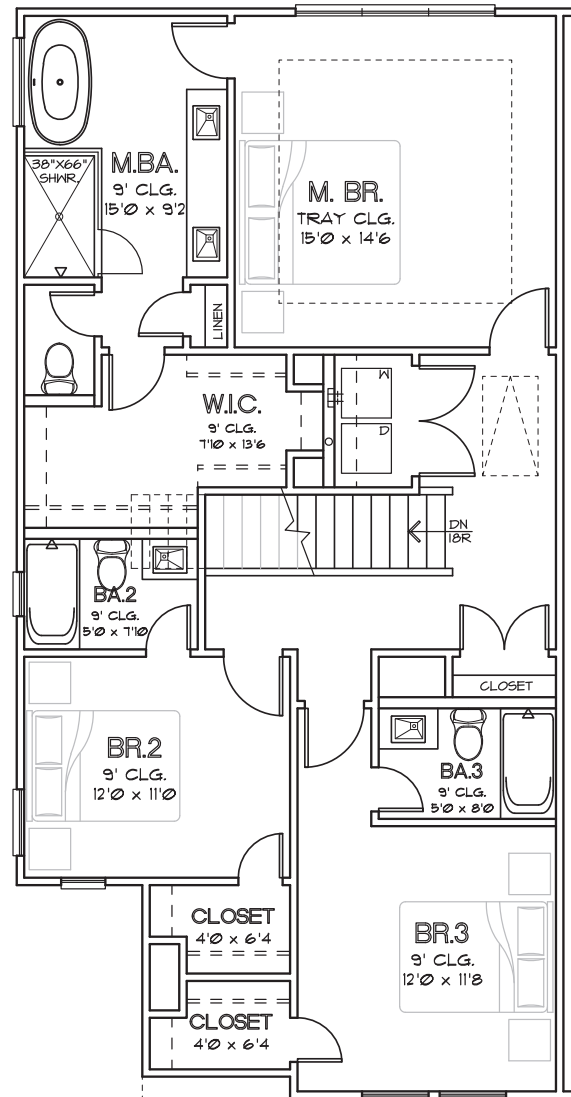


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

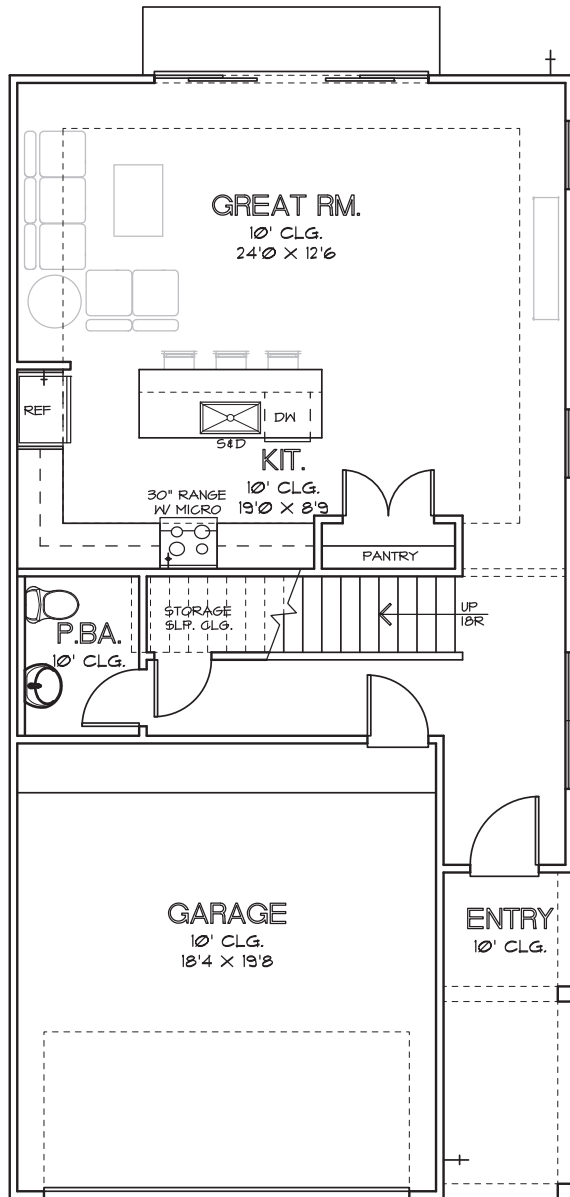


FIRST FLOOR

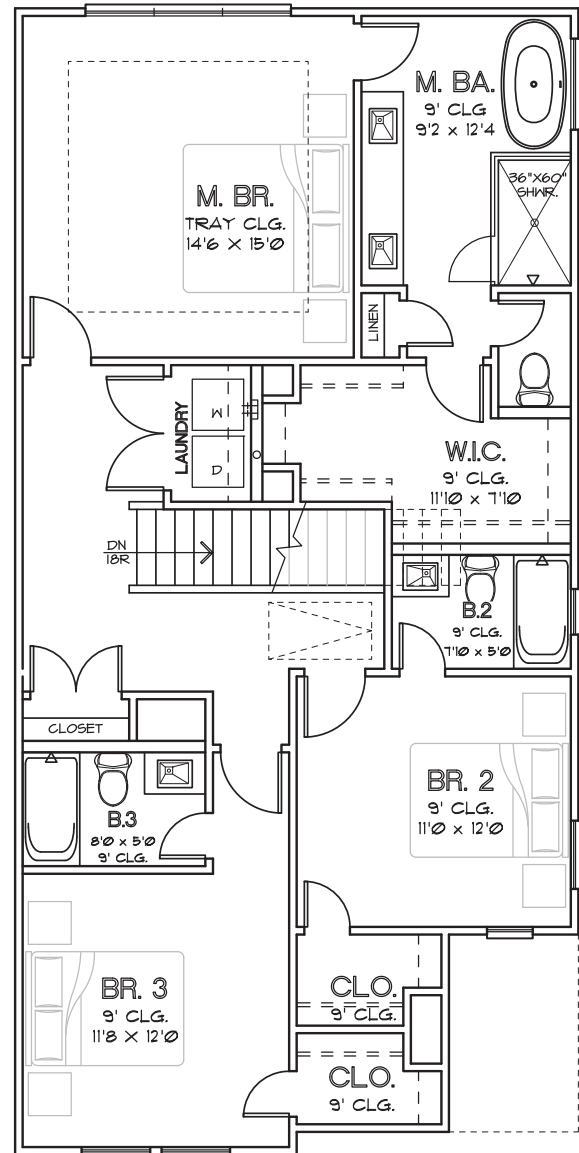


SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



FIRST FLOOR



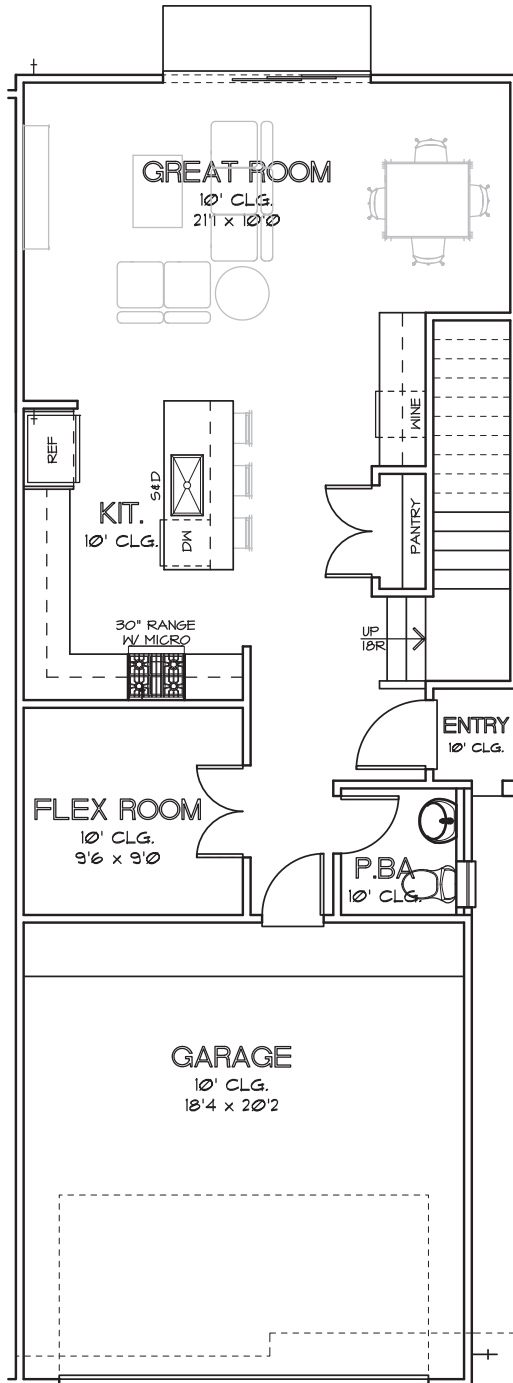
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

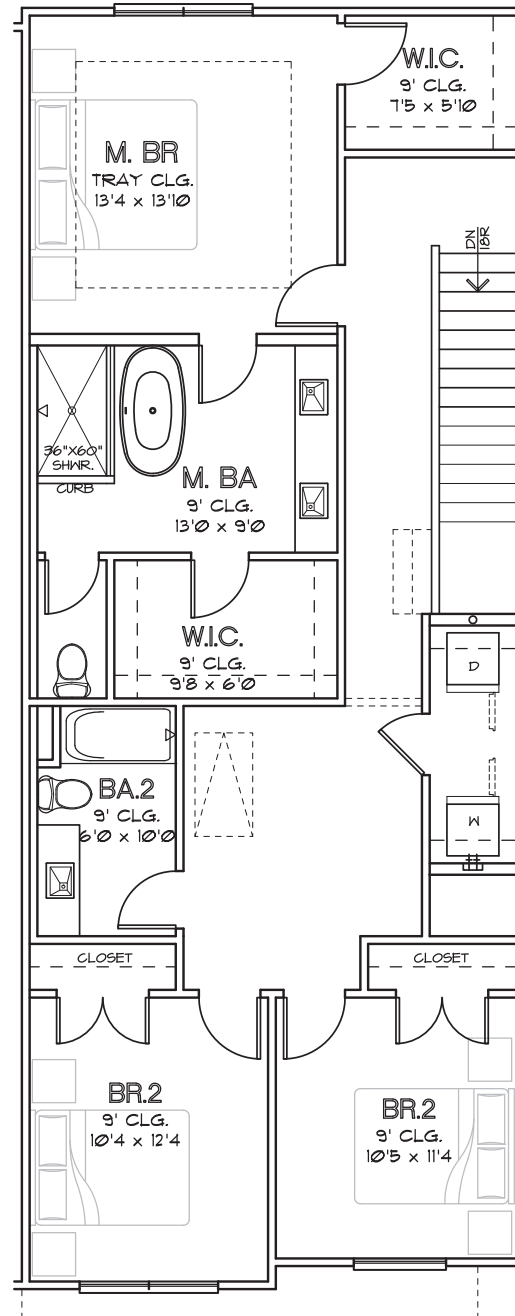


CITY HOMES
CHOICE

COLONIAL HEIGHTS PLAN 1916 1,916 SQ.FT.



FIRST FLOOR



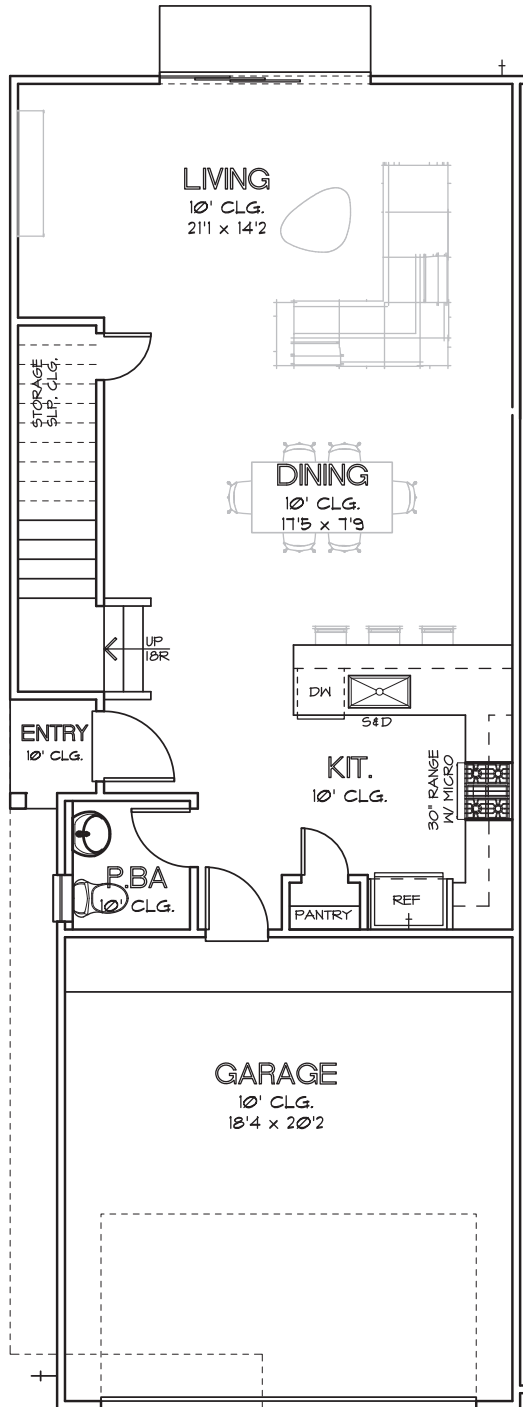
SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY

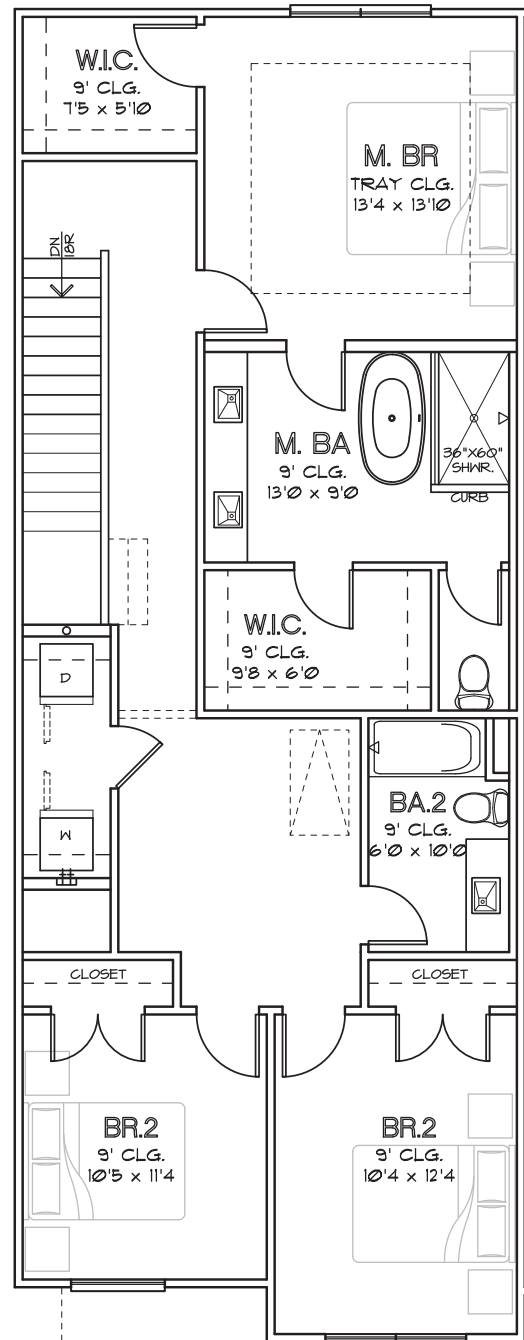


CITY HOMES
CHOICE

COLONIAL HEIGHTS PLAN 1931 1,931 SQ.FT.



FIRST FLOOR



SECOND FLOOR

CHOICE IS THE ULTIMATE LUXURY



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

CHOICE IS THE ULTIMATE LUXURY





SITE PLAN



Michael Afshari | 832.875.3252
michael.afshari@compass.com



EQUAL HOUSING
OPPORTUNITY