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.

24409 Colonial Mound
~~$379,900~~ **$317,900**

The Post Oak
3 beds | 2.5 baths | game room
2 car garage | 1,968 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

24411 Colonial Mound
~~$364,900~~ **$309,900**

The Juniper A
3 beds | 2.5 baths | 2 car garage
1,809 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 Longhorm
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
3 beds | 2.5 baths | game room
2 car garage
1,855 sq. ft.

continued

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10-21-26. All square footage and pricing subject to change without notice. Alldimensions are approximate. See a Sales Consultant for details.

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Katy TX 77493

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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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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

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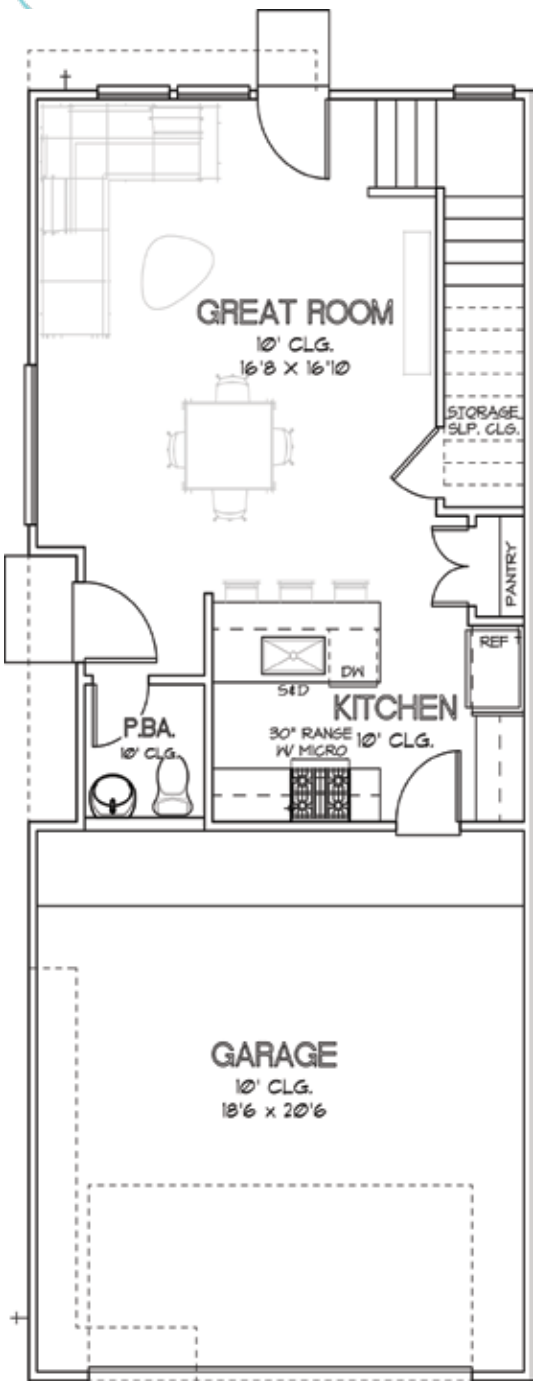
COLONIAL HEIGHTS
THE BLUEBONNET
1,504 SQ.FT.



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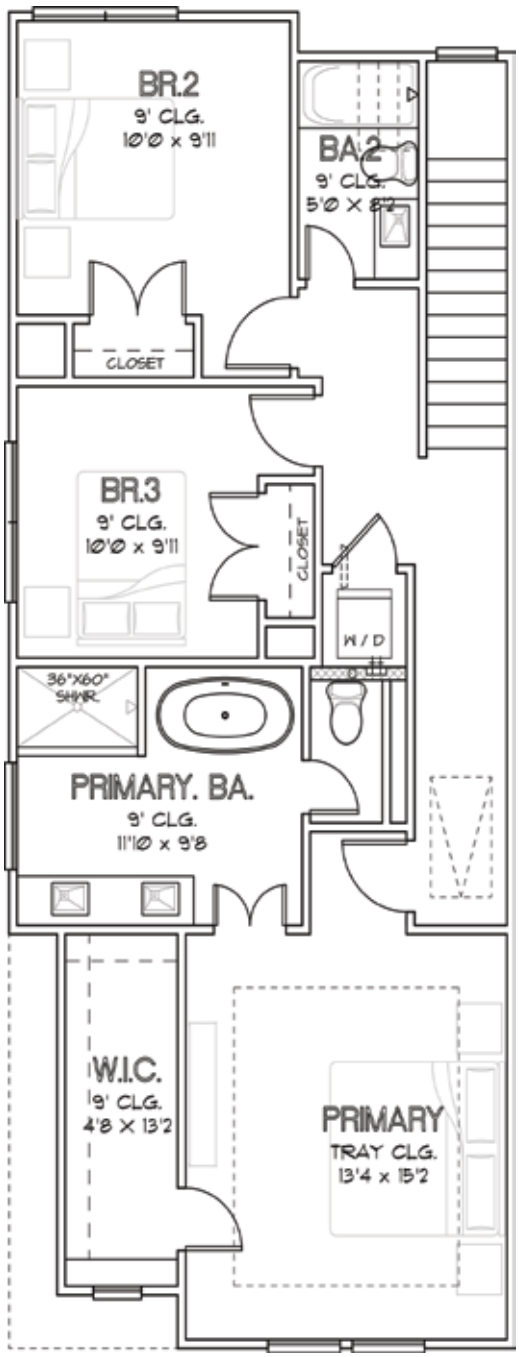

SECOND FLOOR

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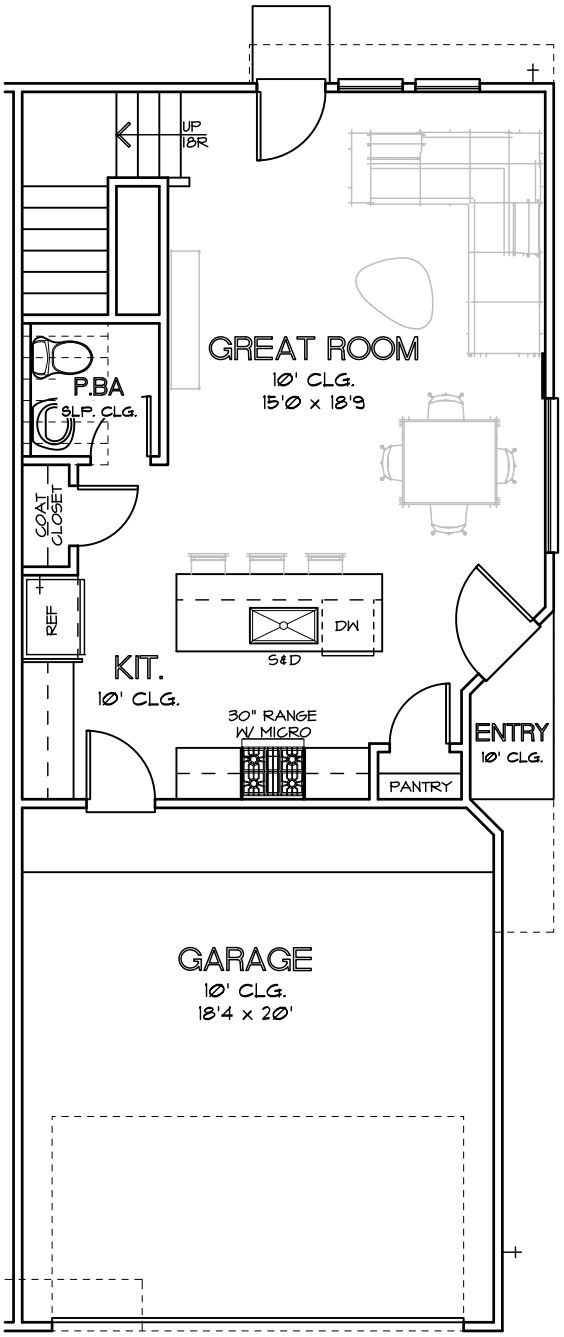
CITY HOMES CHOICE

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



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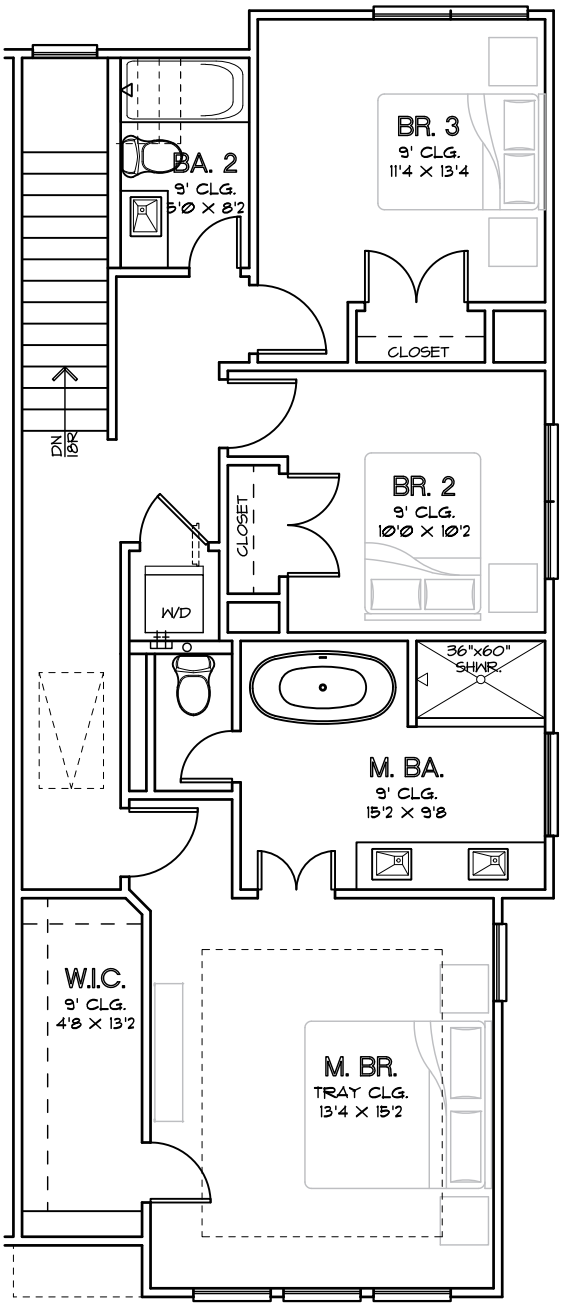

SECOND FLOOR

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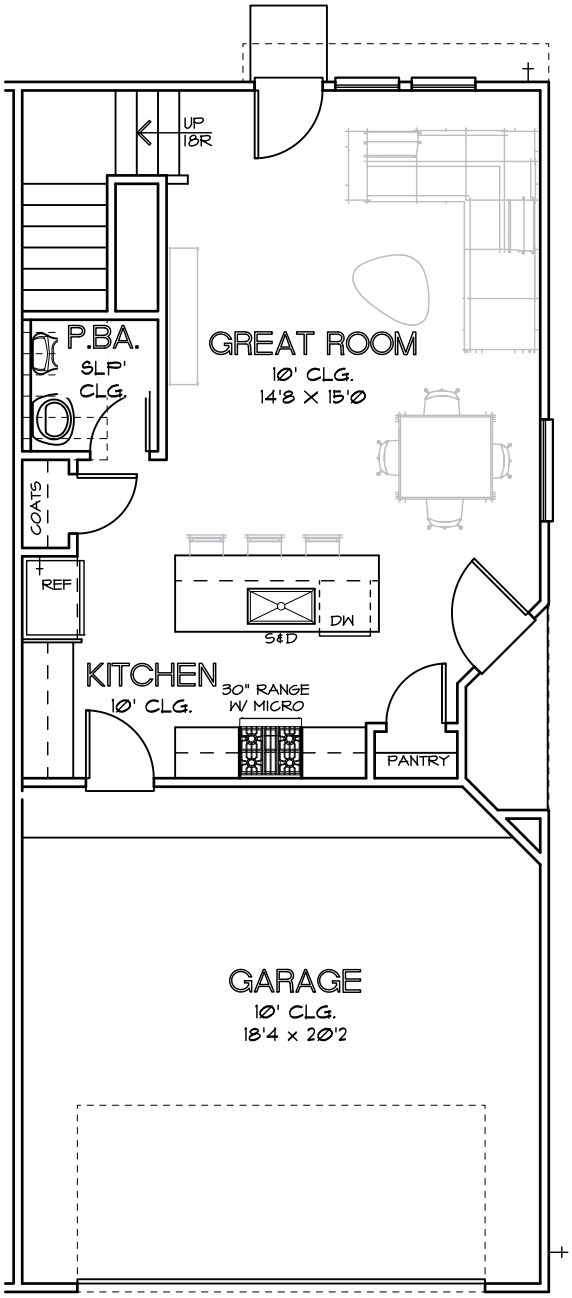
CITY HOMES CHOICE

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



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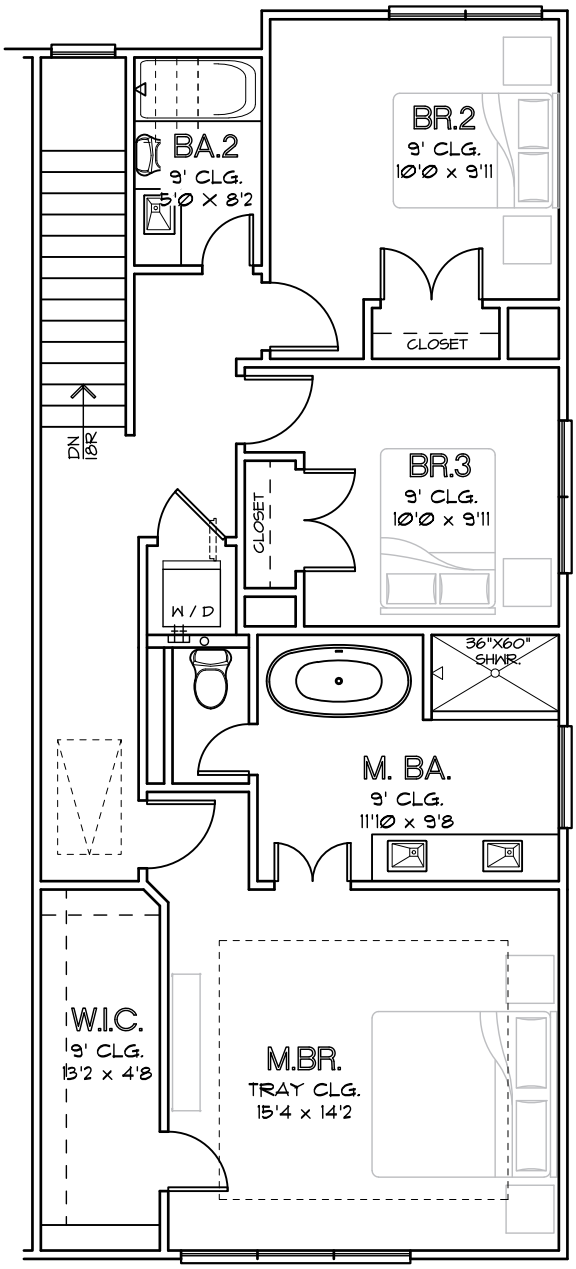

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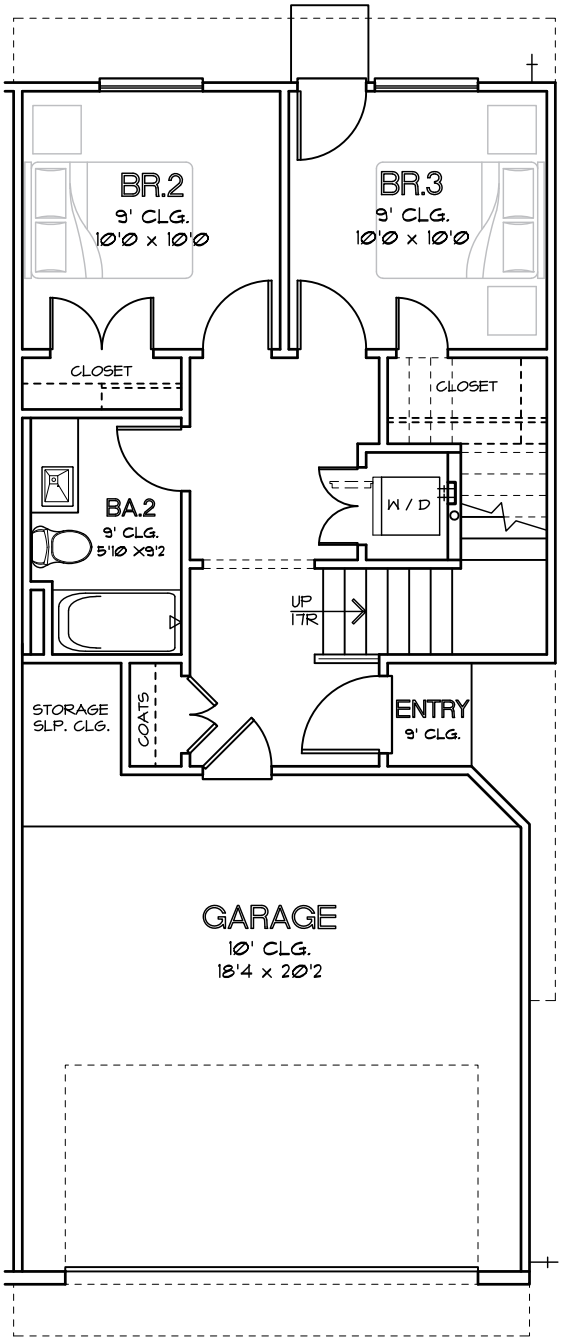
CITY HOMES CHOICE

COLONIAL HEIGHTS
THE ELM
1,516 SQ.FT.



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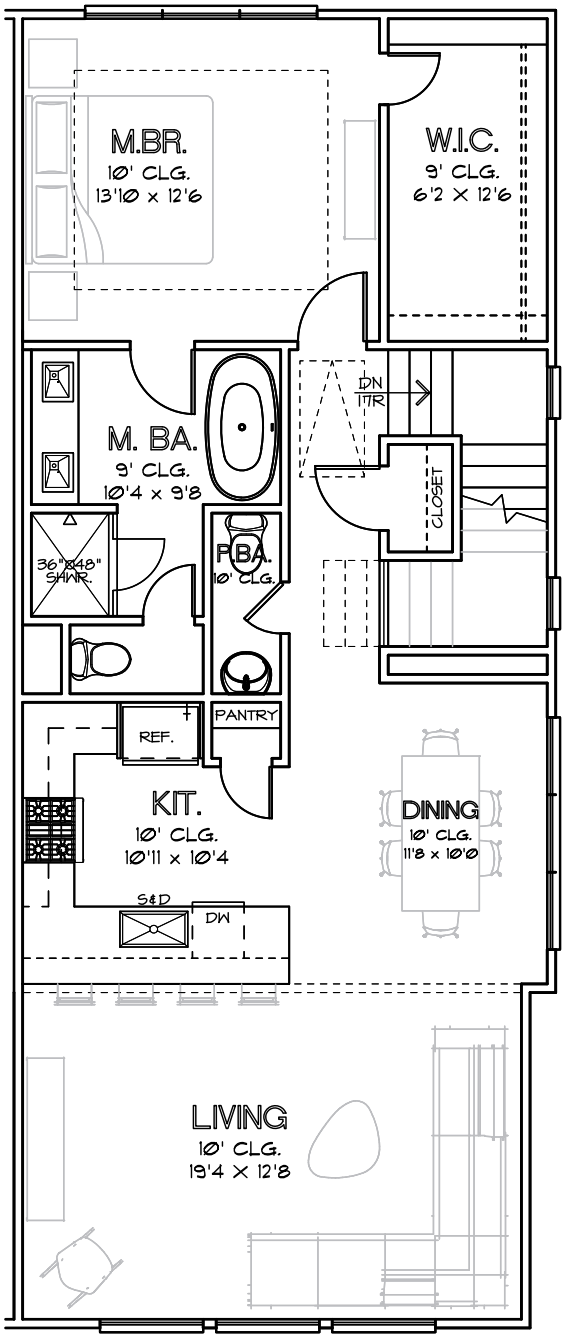

SECOND FLOOR

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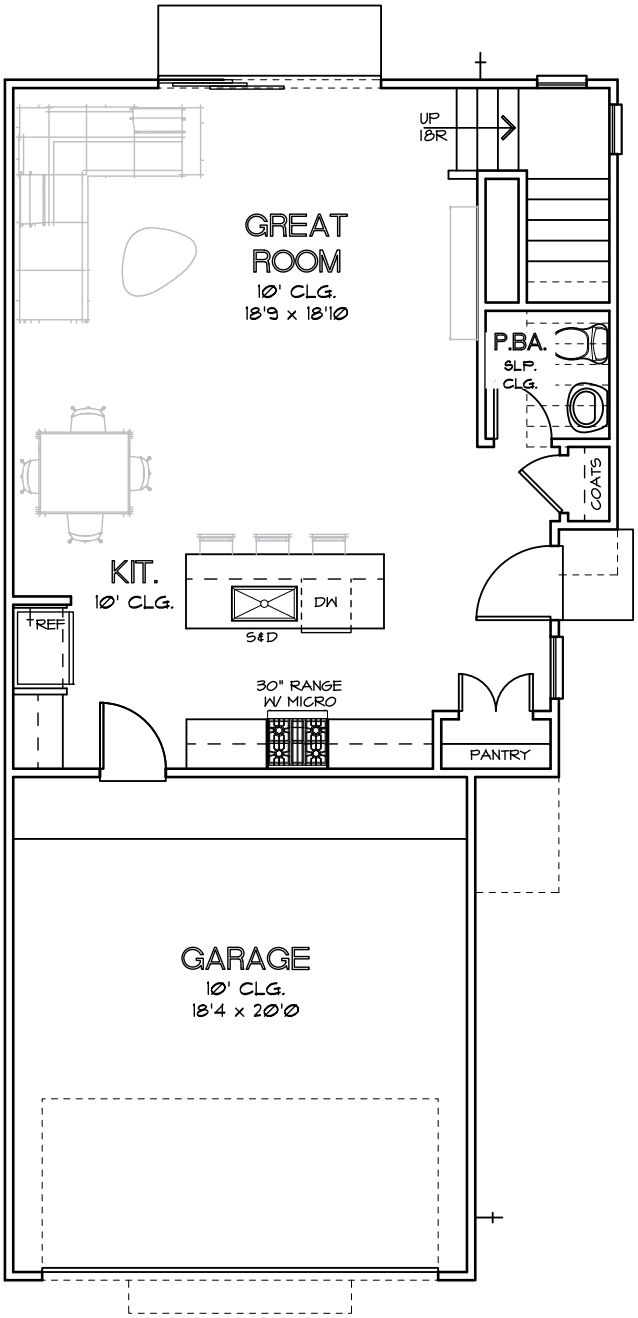
CITY HOMES CHOICE

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



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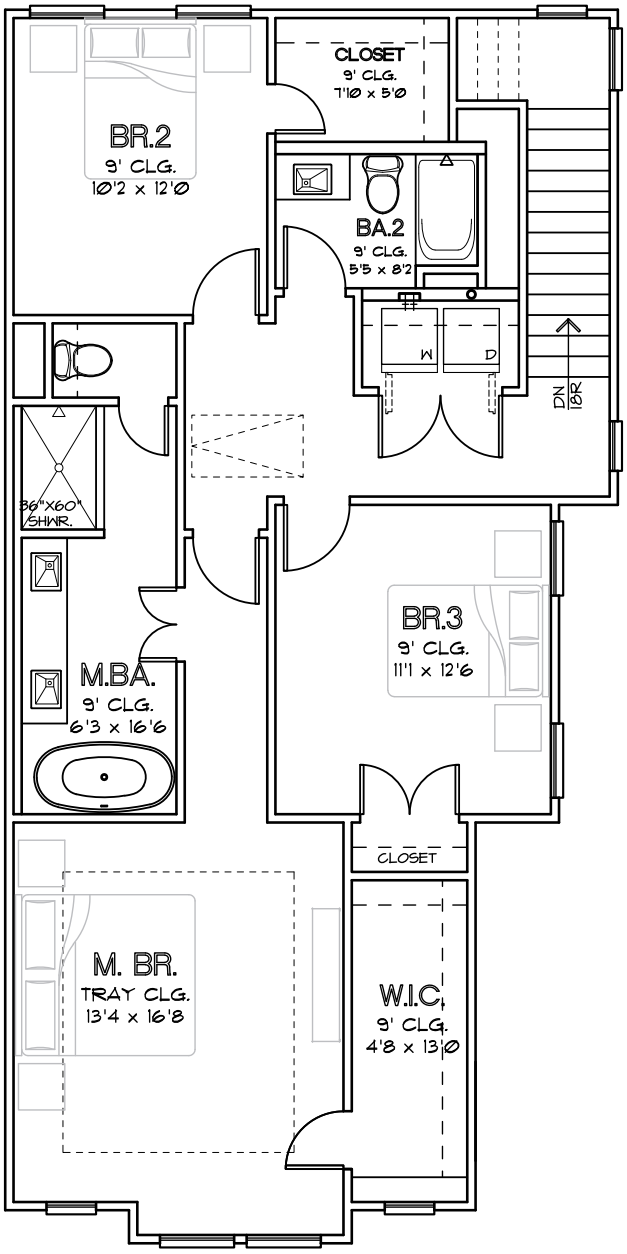

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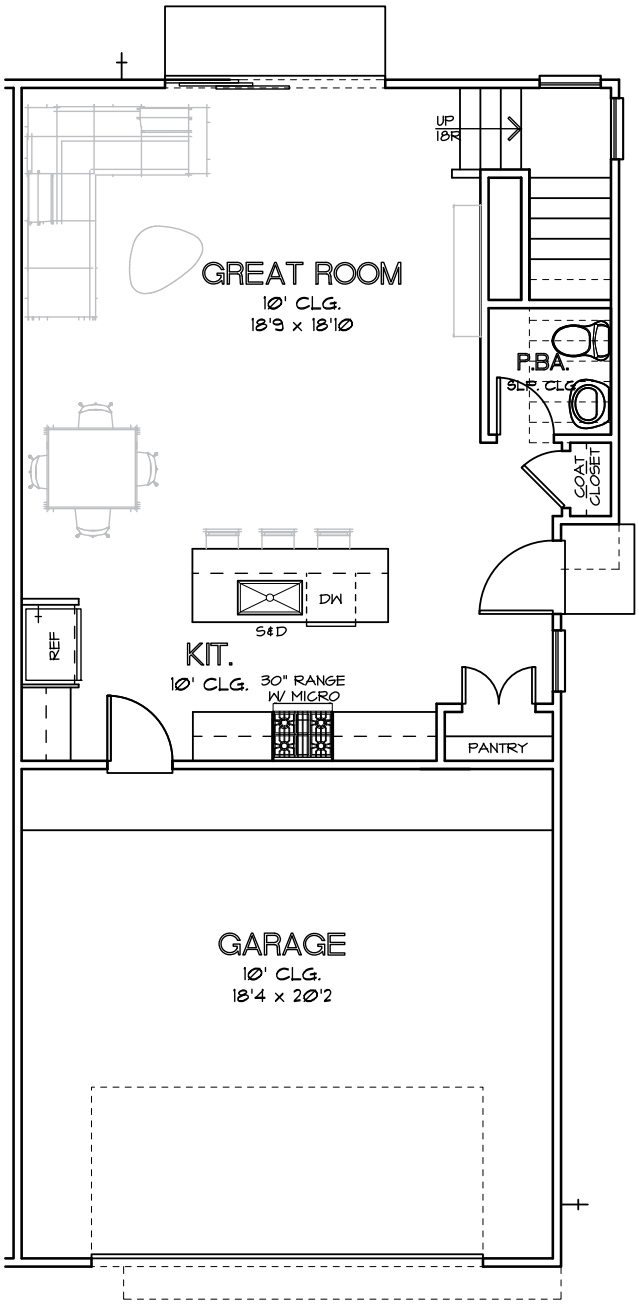
CITY HOMES CHOICE

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



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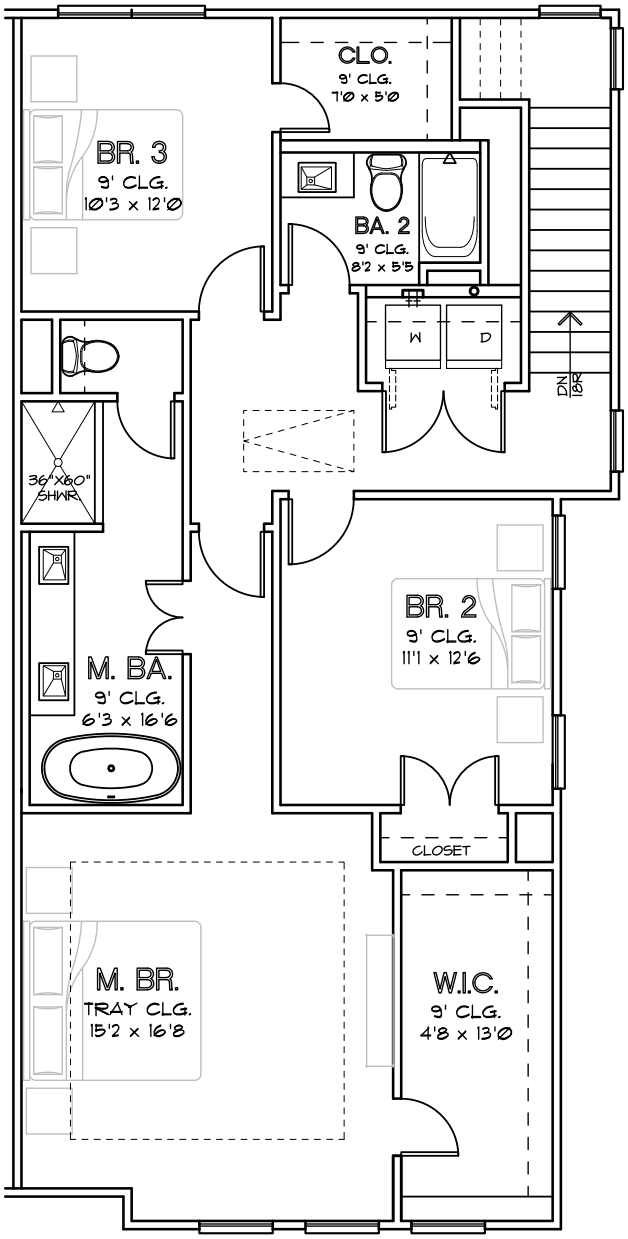

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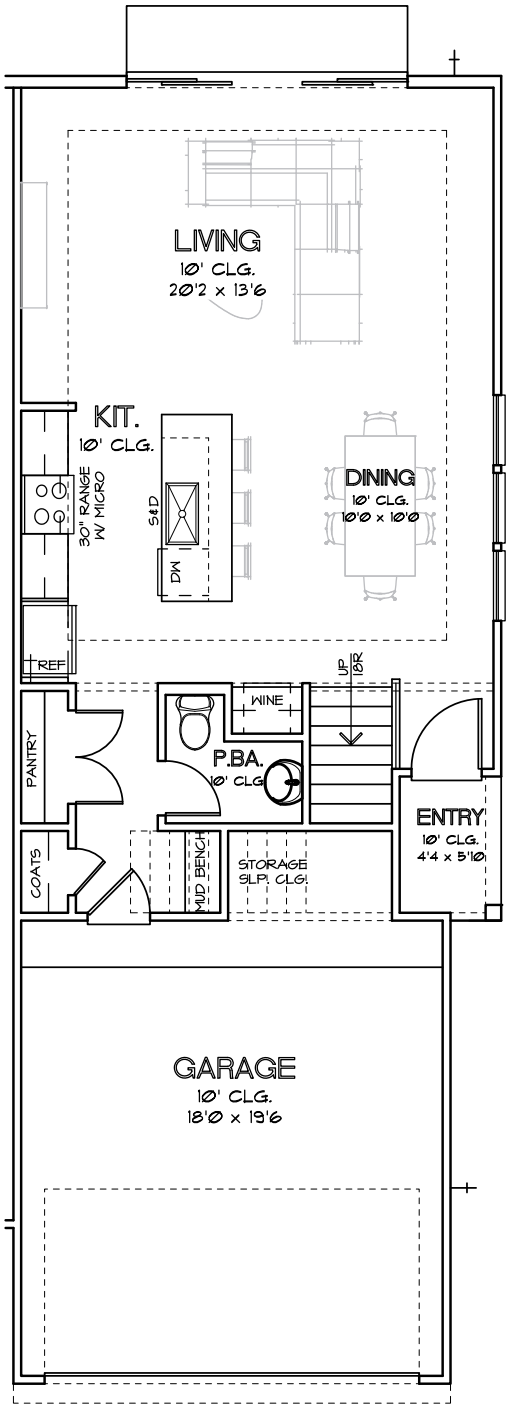
CITY HOMES CHOICE

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



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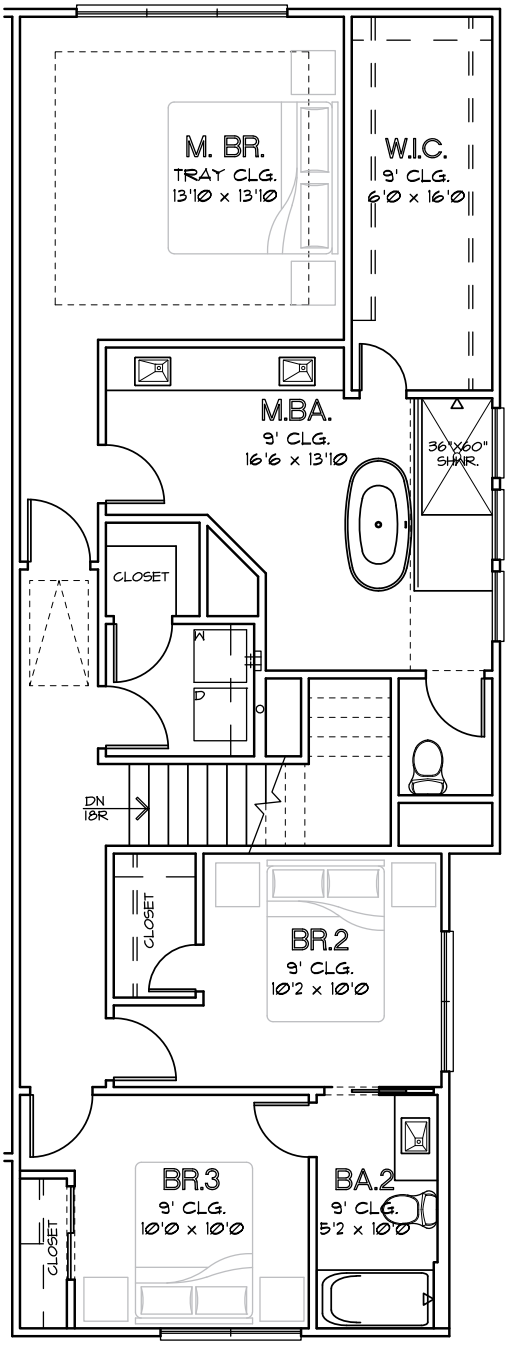

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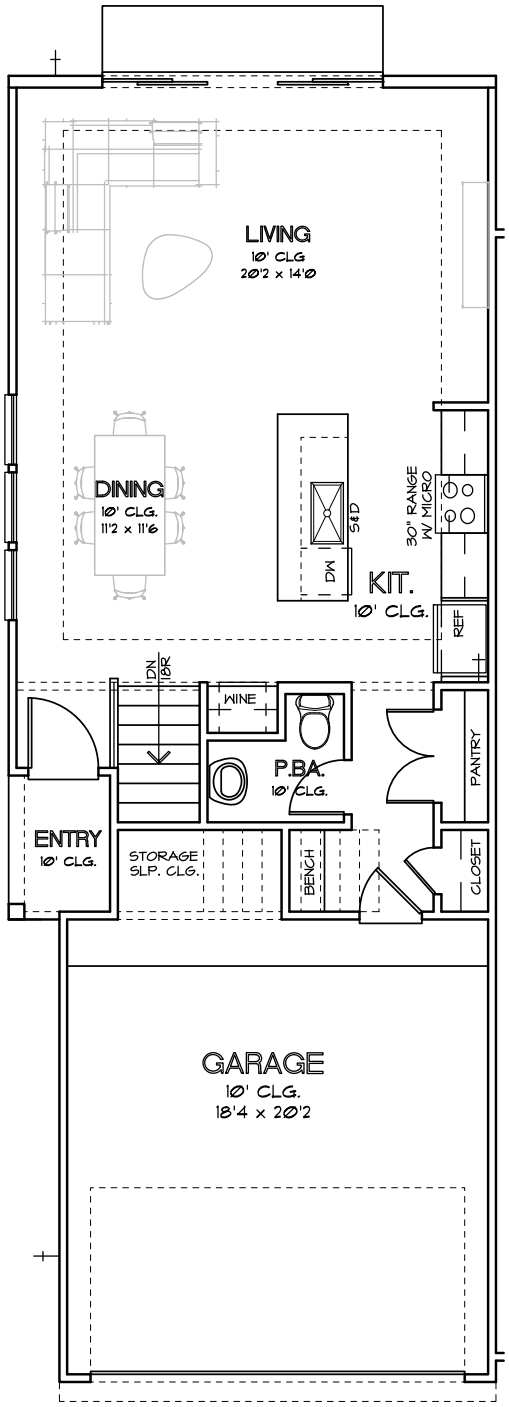
CITY HOMES CHOICE

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



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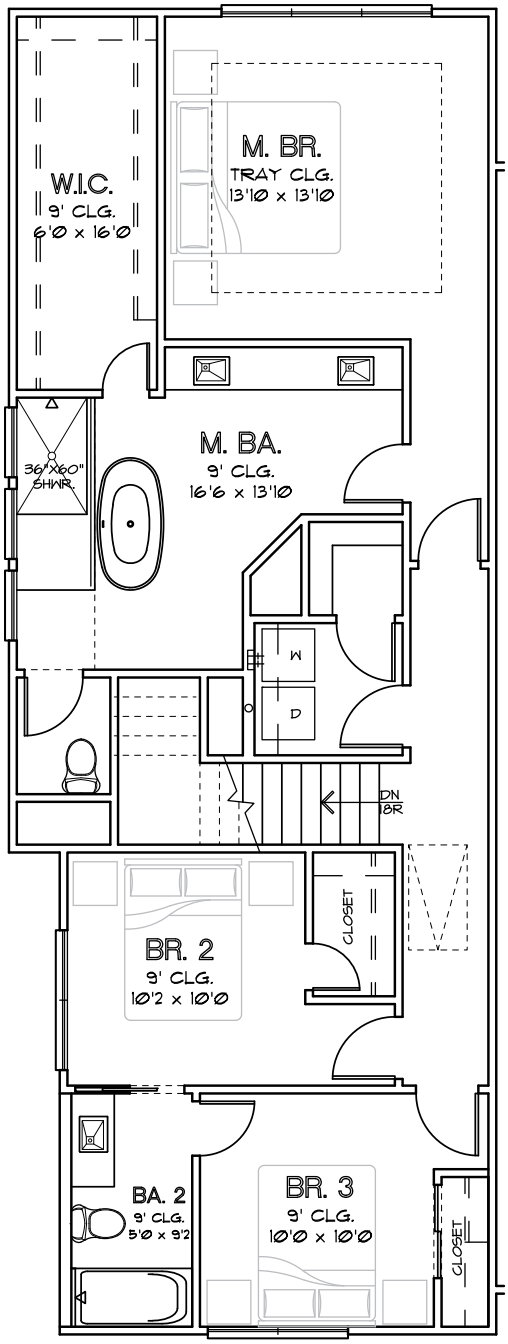

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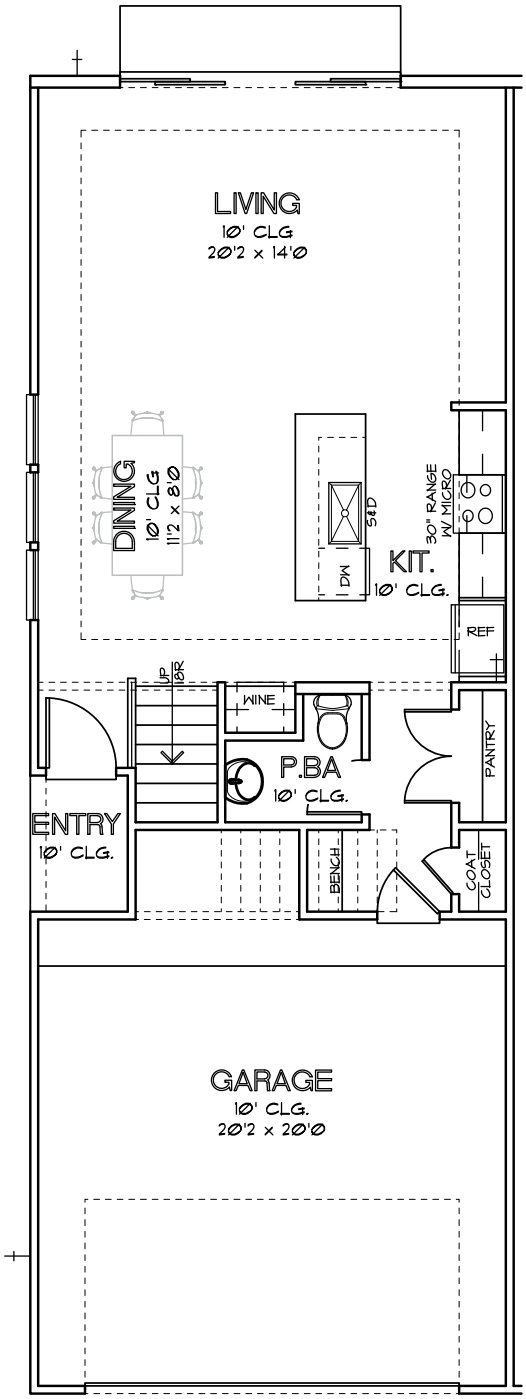
CITY HOMES CHOICE

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



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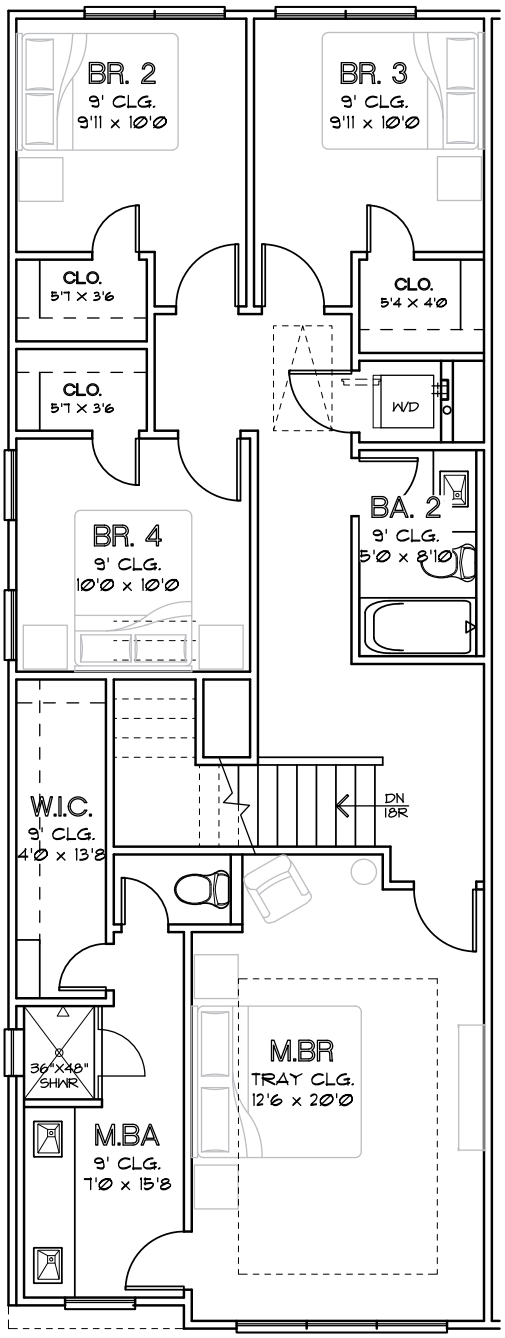

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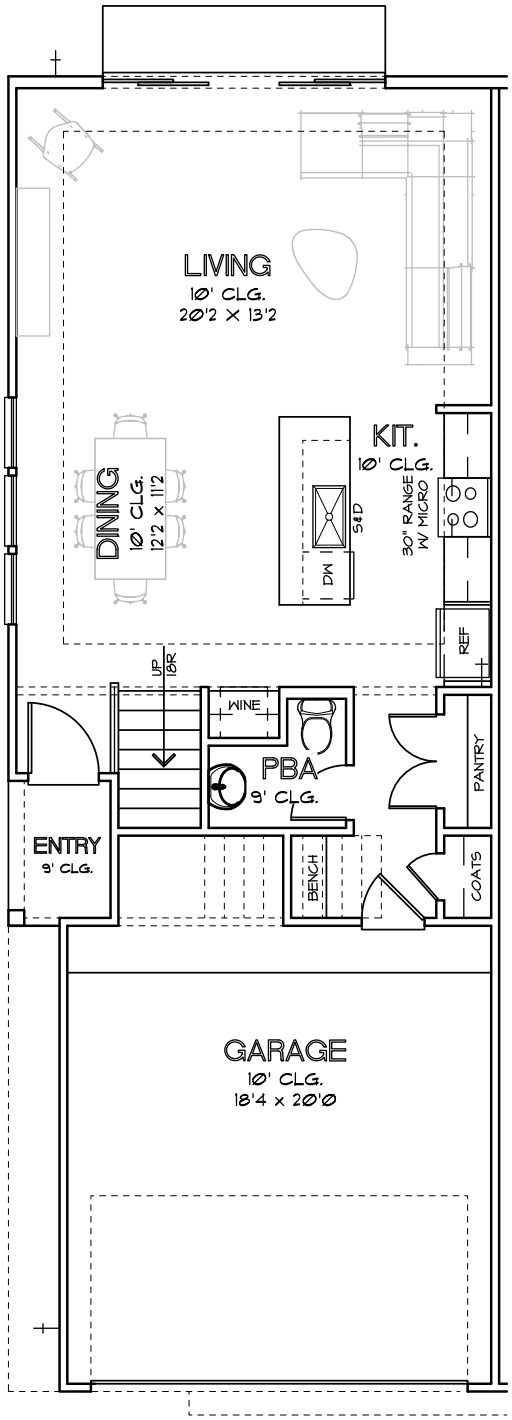
CITY HOMES CHOICE

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



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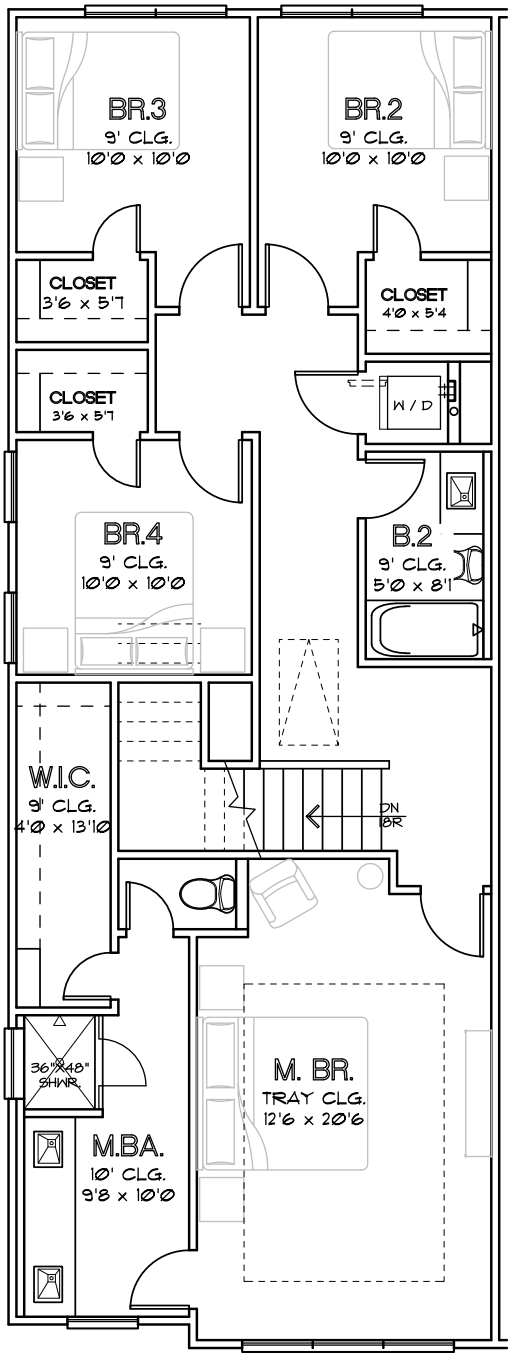

SECOND FLOOR

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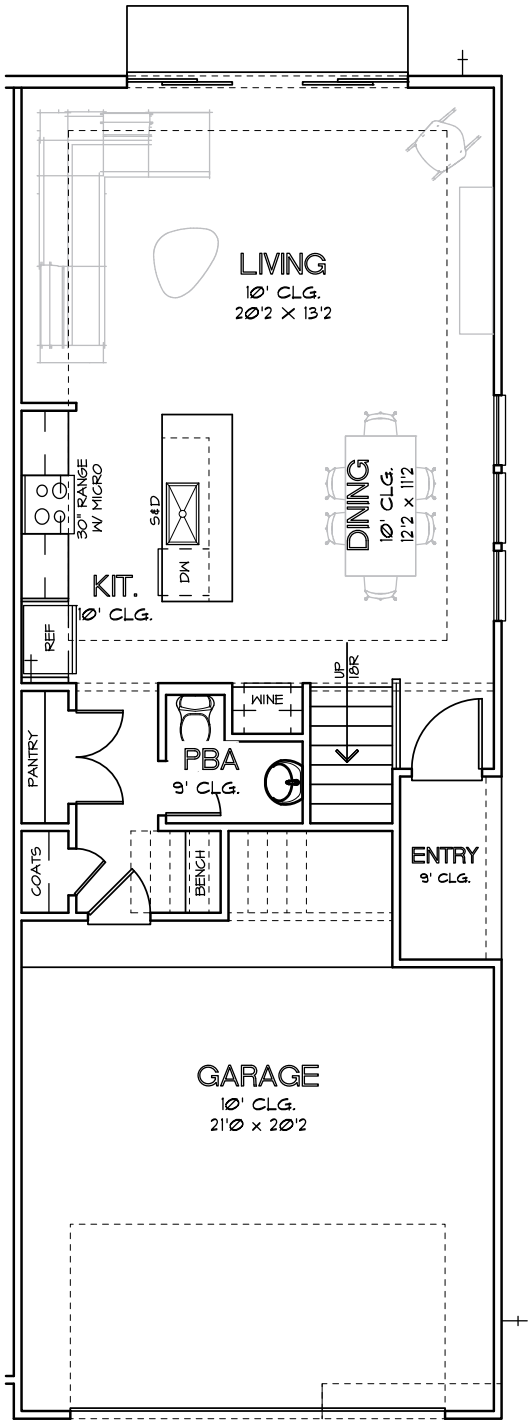
CITY HOMES CHOICE

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



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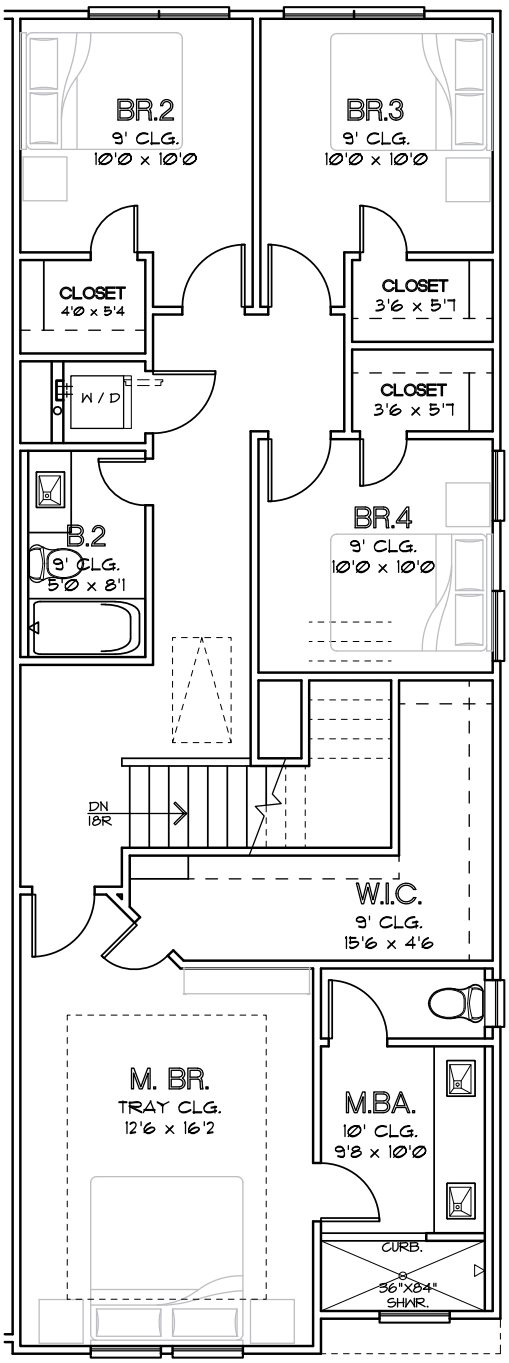

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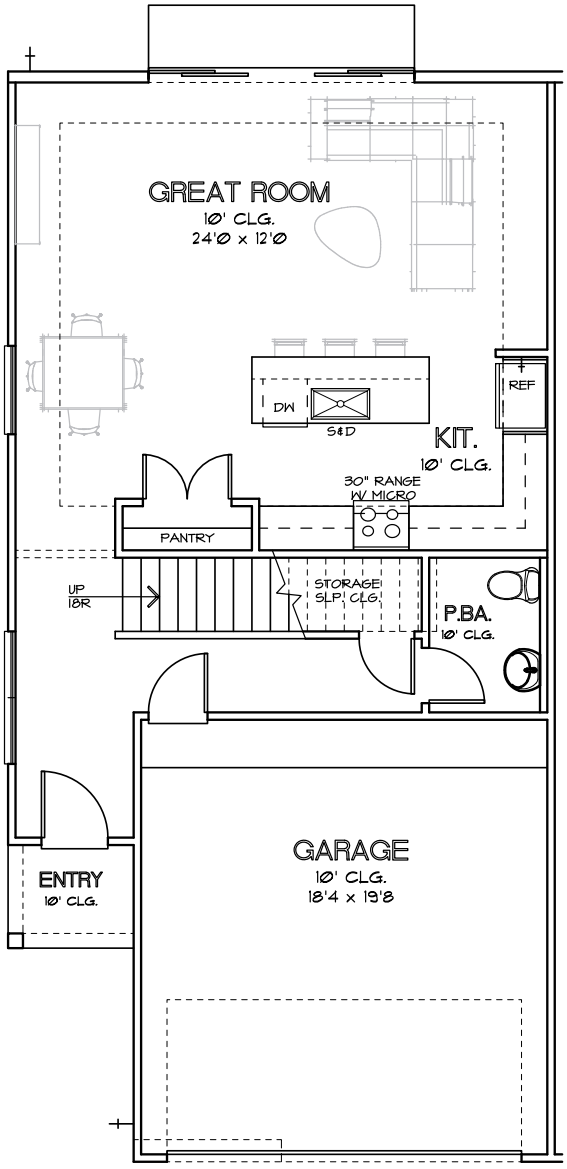
CITY HOMES CHOICE

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



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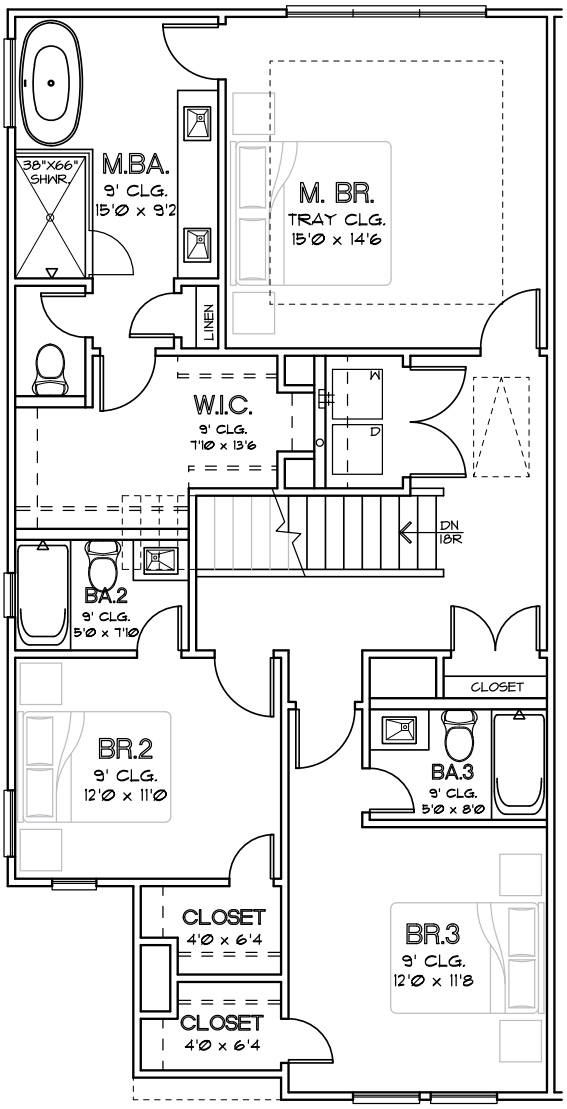

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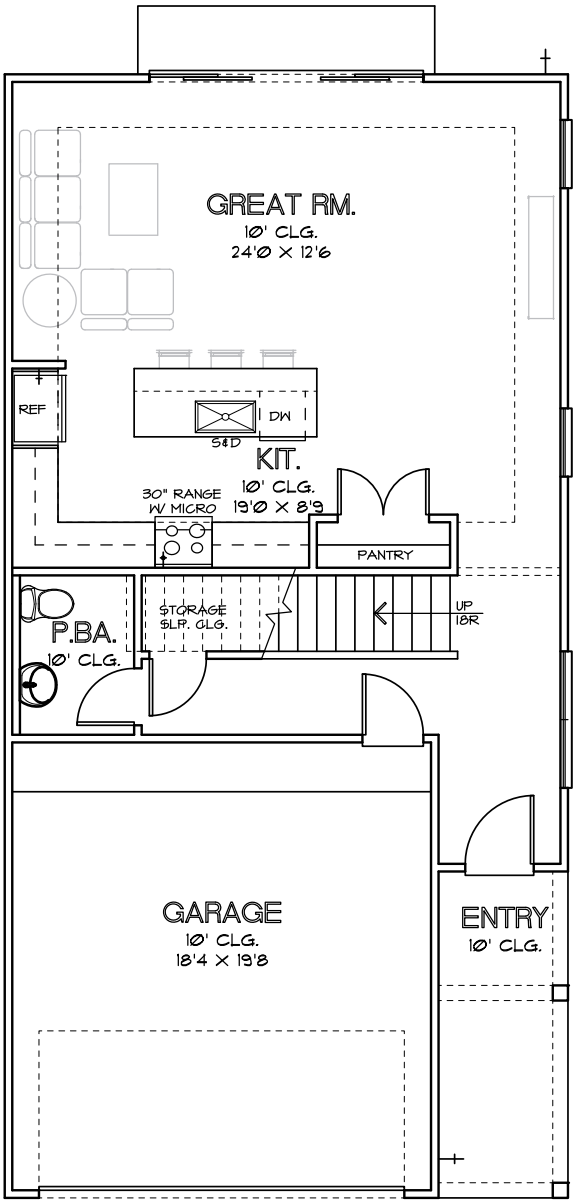
CITY HOMES CHOICE

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



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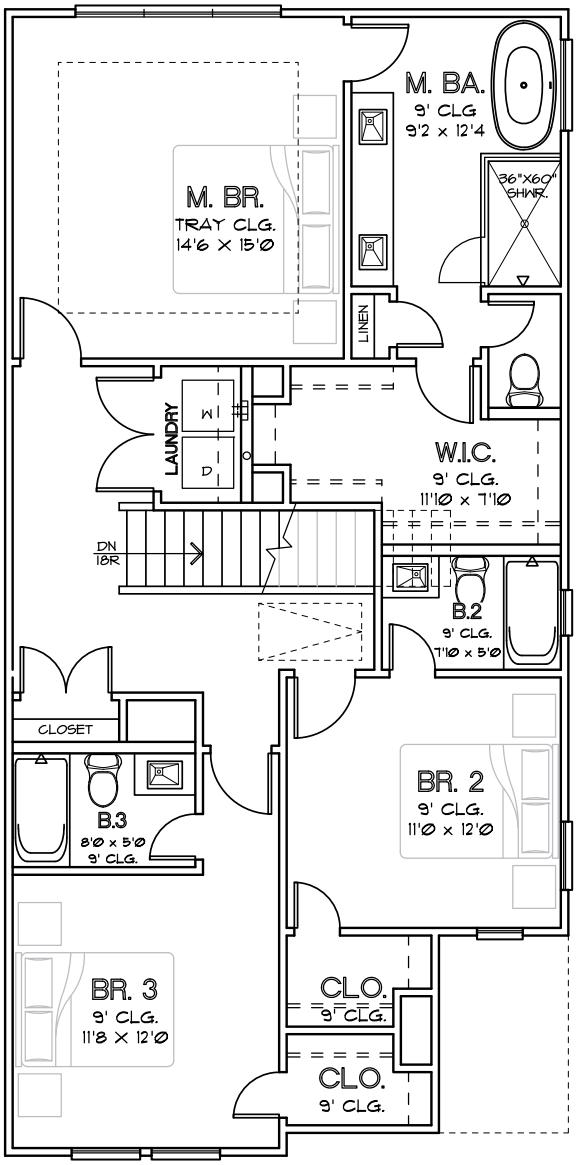

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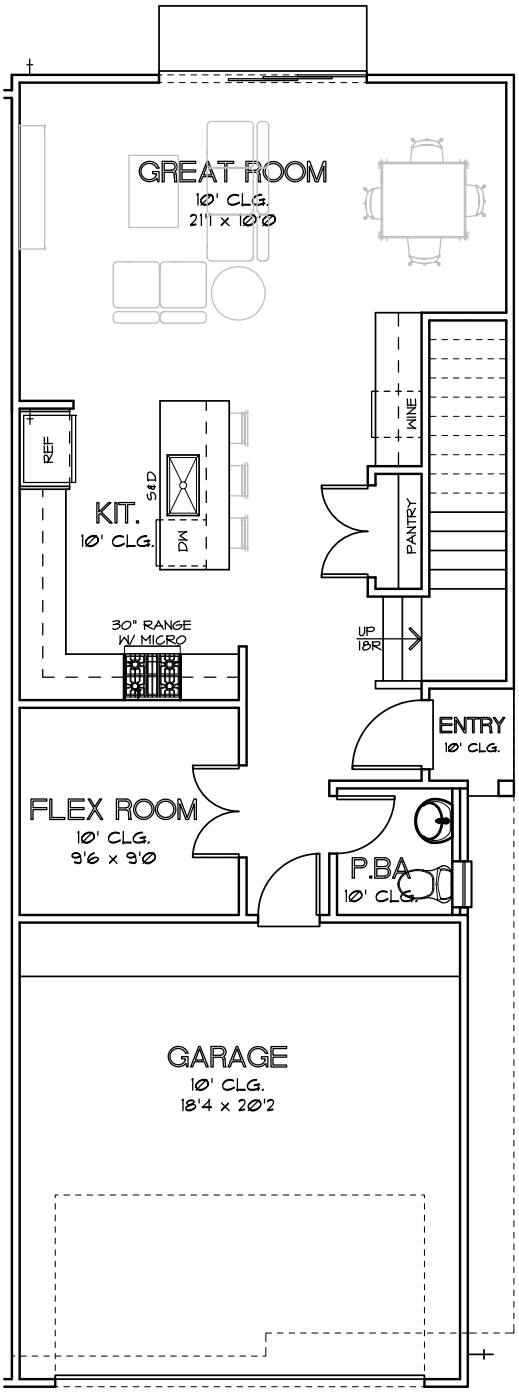
CITY HOMES CHOICE

COLONIAL HEIGHTS
THE SADDLE
1,916 SQ.FT.



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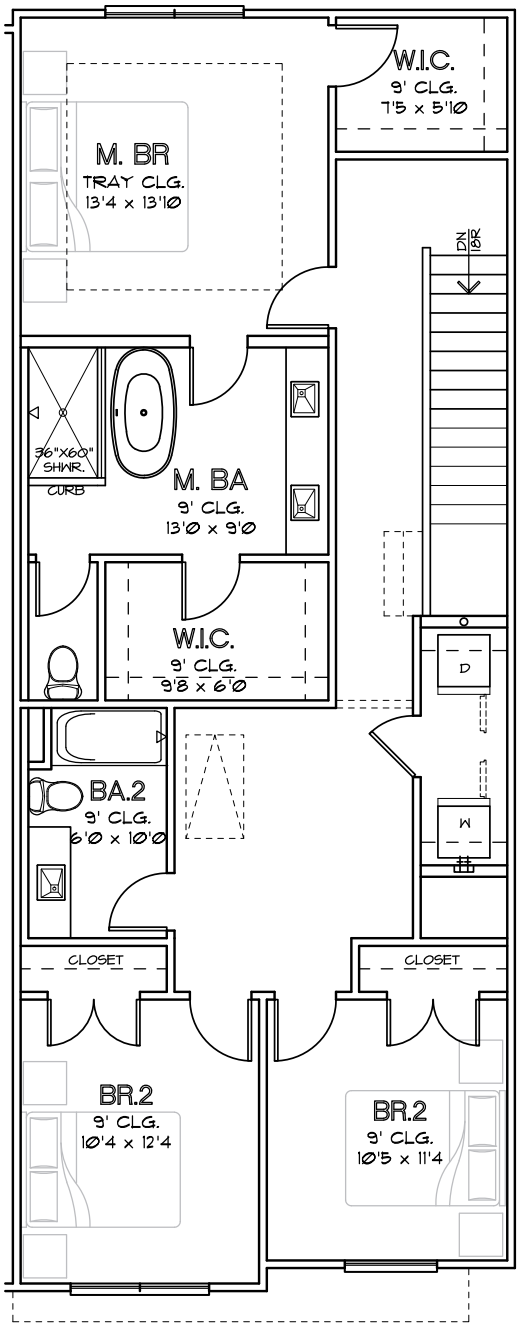

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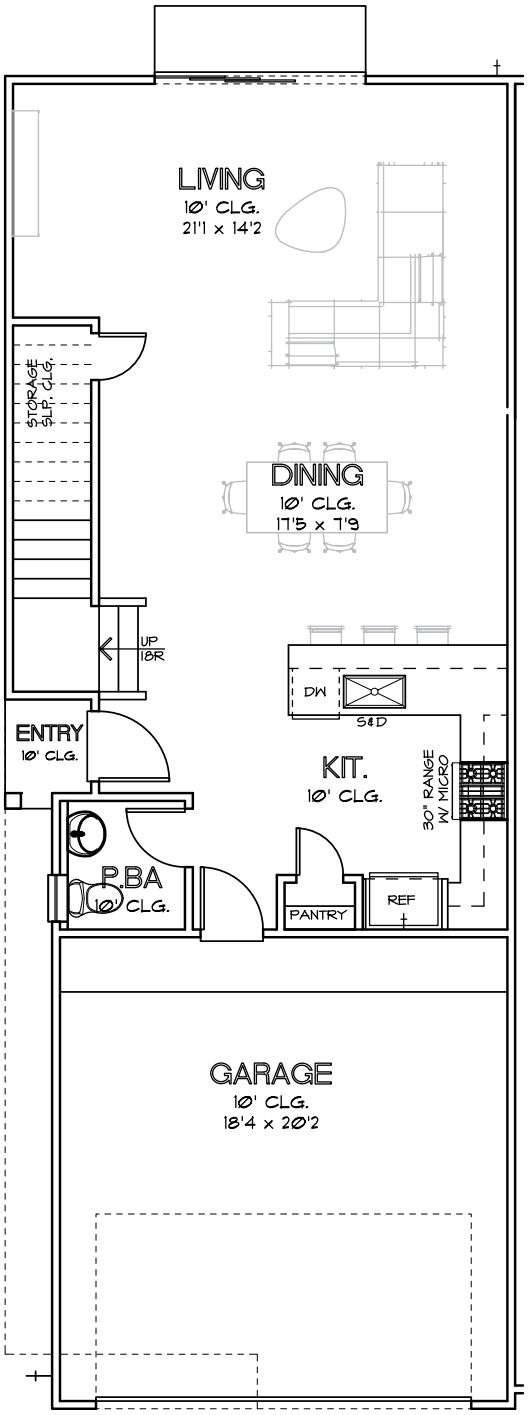
CITY HOMES CHOICE

COLONIAL HEIGHTS
THE LONGHORN
2,079 SQ.FT.



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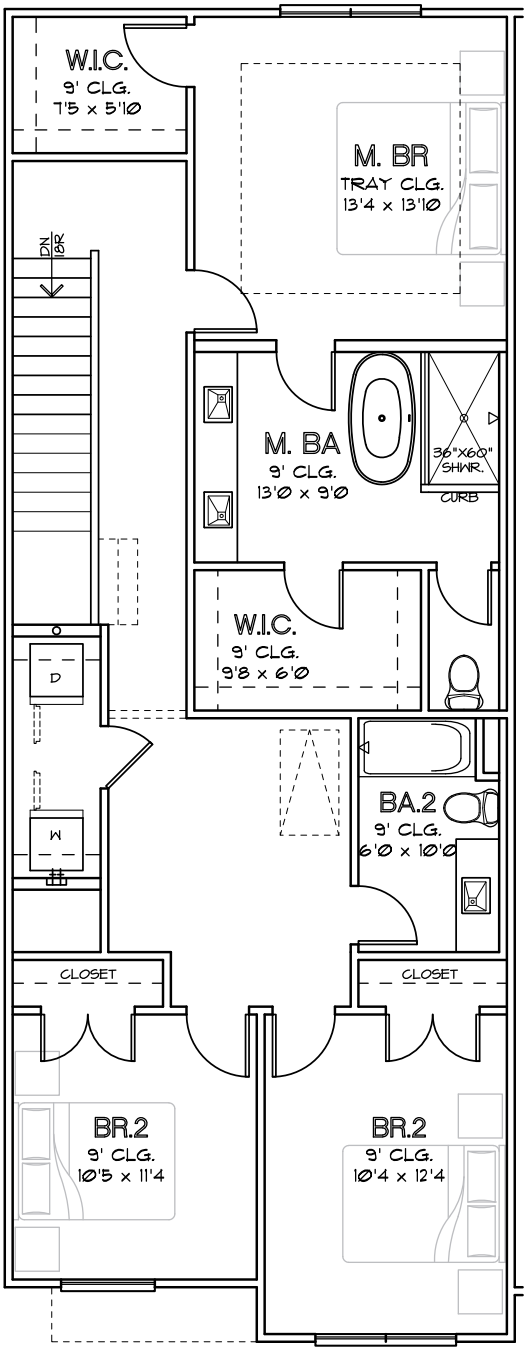

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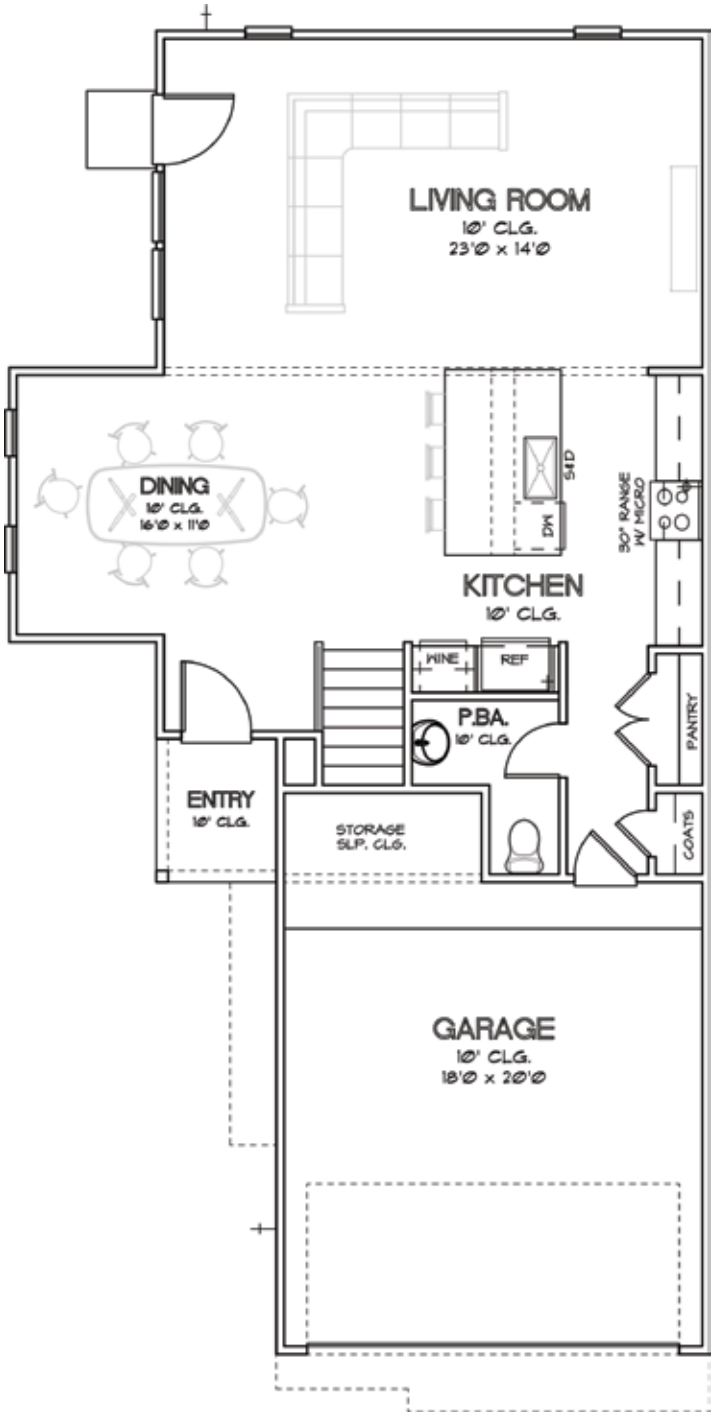
CITY HOMES CHOICE

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



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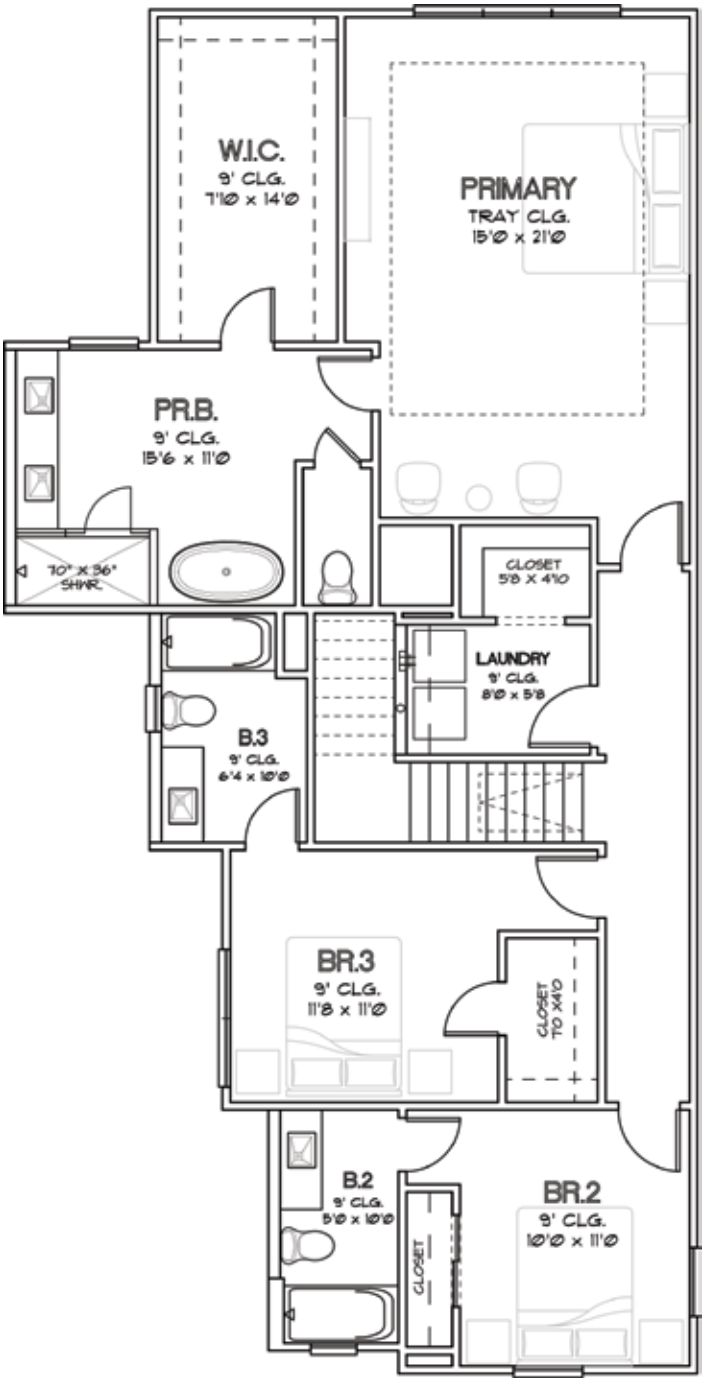

SECOND FLOOR

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