



Aliana

Windsor

From the \$250's

17807 Luminaire Ln
Richmond, TX 77407
Phone: (281)207-6565
Fax: (281)207-6567

Sales office hours:

Tues - Sat: 10 am - 7 pm
Sun - Mon: Noon - 7 pm



Sarah Walker



Michael Jones

Driving Directions

From 59 South:

Beltway 8 North,
Exit Westpark Tollway West,
Exit FM 1464,
Left on 1464,
Right on West Airport
Left on Binnion Rd.,
Right on Luminaire Ln.

Tax Information

Estimated Tax Rate: \$3.14 per \$100 of appraised valuation

Home Owners Association

Aliana HOA
Estimated HOA Dues: \$900 per year

Schools

Fort Bend ISD

- Jordan Elementary School - Exemplary (Elementary School)
- James Bowie Middle School (Middle School)
- Travis High School (High School)



ALIANA.

Community Details

Aliana is Fort Bend County's newest premier community. A master-planned community encompassing almost 2000 acres, Aliana is conveniently located between SH 99 (Grand Parkway) and FM 1464, just west of Sugar Land, and only a short 20 minute drive to the Galleria area. Unlike any other neighborhood in Houston, this resort-style community will include special handcrafted monuments and art pieces, a dark skies ordinance, and a multitude of exceptional amenities make it a perfect place for your new Plantation Home!

Amenities

- Premier master-planned community, conveniently located between SH 99 and FM 1464 in Fort Bend County
- Easy access to SH 99, West Park Tollway (FM 1093), and US 59
- Close proximity to Sugar Land, shopping (First Colony Mall), grocery stores, and restaurants, plus many more to come in the growing surrounding area
- Located near two of Houston's most exclusive private golf clubs - The Houstonian Golf and Country Club and Shadow Hawk Golf Club
- Resort-style pool, which will include a children's splash park, complete with slides, waterfalls and fountains, a lazy river, plus a Jr. Olympic size pool with lane markers for competitive swimmers
- Community will feature running streams through parks, miles of hike and bike trails, and centrally located clubhouse
- Fort Bend ISD

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
17307 Quiet Shores Dr 6457 B / Beckville IV	3429	1.5	4	D	2/1	2.0	\$279,990	Ready Now!
17426 Browning Trace Ln 5924 C / Lowther IV	3256	2.0	4	D	3/1	2.0	\$329,990	Ready Now!
17414 Fehser Ln 6458 E / Nederland II	2755	1.0	4	D	3/1	3.0	\$300,468	4



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Community Plans

These are the floor plans that we build in this community.

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
5935 / Corsicana II	2480	1.0	4	D	2/0	2.0	\$252,990
5956 / Weatherford II	2483	1.5	4	D	2/0	3.0	\$254,990
6480 / Orange	2605	1.0	4	D	2/0	2.0	\$256,990
6410 / Killian IV	2664	1.0	4	D	2/1	2.0	\$261,990
6436 / Melrose VIII	2648	1.5	4	D	2/0	2.0	\$263,990
5926 / Devenport V	2905	2.0	4	D	2/1	2.0	\$266,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$274,990
6476 / Shiner	2939	1.0	4	D	3/0	3.0	\$275,990
5924 / Lowther IV	3228	2.0	5	D	3/1	2.0	\$280,990
5950 / Delfina V	3412	2.0	5	D	3/1	2.0	\$284,990
6383 / Chaucer II	3162	2.0	5	D	3/1	2.0	\$286,990
6482 / Hooks V	3255	2.0	4	D	3/0	2.0	\$294,990
6479 / Kolleck III	3688	2.0	4	D	3/1	2.0	\$300,990



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Features - Standard Features

Ideal Kitchens

- Durable 8" deep undermount sink with garbage disposal allows for easy clean-up
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- GE® stainless steel appliance package for the gourmet chef in the family includes a freestanding self-clean gas range, space saver microwave, and dishwasher

Dramatic Interiors

- Attractive, 2" window blinds are included on select windows for added privacy
- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Elegant stairways with stained handrail and wrought iron balusters
- Custom designer lighting package

- Venetian bronze light fixtures
- Satin nickel finish door hardware
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with custom shelves and rod
- Tall ceiling heights throughout the home adds volume and spaciousness
- Opera balconies, columns and art niches add elegance to every day living (per plan)

Luxurious Baths

- Ceramic tile mudset showers (per plan)
- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Rain glass at master bath window
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble vanity tops with integral sinks in secondary baths
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble seat (some shower enclosures)
- Porcelain pedestal sink in powder room (per plan)
- Ceramic tile flooring in master and secondary baths
- Ceramic tile in powder room
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Single medicine cabinet in master bath
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- Two trees in front yard
- Two trees planted between sidewalk and

curb enhancing the curb appeal of the home

- Elegant stained mahogany front door
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front and back yards
- Professionally designed landscape package enhances curb appeal
- Programmable sprinkler system in front and back yard
- Custom cast stone address plaque with logo
- Covered patio allows for an outdoor dining area (size per plan)
- Six-foot cedar fenced back yard for added privacy
- Satin finish exterior hardware
- Classic design exteriors with prestigious appearance

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom



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- for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Dual or zoned A/C system (per plan)
- Energy saving gas heating system with electronic ignitor (no pilot)
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Insulated weather-resistant sheathing helps reduce energy costs
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- Freezer plug in garage

- All bedrooms and game room blocked for ceiling fans
- Fully installed alarm system with optional monitoring for peace of mind including one keypad
- Master bath pre-wired for a glass break detector
- Prewired for motion detector in family room and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- Prewired for surround sound in media room for easy home theater installation
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Home office connection (two phone lines and one coaxial) in study simplifies home networking abilities
- Prewired for phone and TV combination in game room
- Prewired for cable TV in kitchen, family room and all bedrooms
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Breaker box in garage
- Two holiday lighting outlets at soffit with separate switch
- Engineered, certified and individually inspected foundations
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Optional bonus spaces available on many plans
- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast.
- Personal interview with a Professional Decorator Consultant at the Design Center
- Protect your home against pests with a

pest control system that applies materials directly into the walls and minimizes exposure to your family, pets and interior surfaces

- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.



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