



Firethorne

Designer Series

From the \$190's

28910 Powder Ridge Drive
Katy, TX 77494

Phone: (281)693-4440

Fax: (281)693-4456

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Rick Vallone

Driving Directions

From I-10 West:

Exit Pin Oak Road/FM 1463,
Proceed West on access road to FM
1463,
Left on FM 1463 and travel 2.5 miles,
Right on S. Firethorne Rd.,
Right on Port Mist,
Left on Powder Ridge Drive.

Tax Information

Estimated Tax Rate: \$3.29 per \$100 of
appraised valuation

Home Owners Association

Firethorne Community Association
Estimated HOA Dues: \$850 per year

Schools

Katy ISD

- Woodcreek Elementary School - Exemplary (Elementary School)
- Woodcreek Junior High School (Junior High School)
- Katy High School (High School)



Community Details

The Designer Series of Firethorne offers tremendous value and award winning Plantation Home designs with a variety of standard features and selections to customize your new home.

Amenities

- Beautiful 1,400 acre master-planned community, conveniently located in Katy, off FM 1463 just south of I-10
- Easy access to I-10, with only a short 30 minute commute to downtown Houston
- Nearby shopping at Katy Mills Mall, plus a variety of restaurants, including Rainforest Cafe, TGI Fridays, and Los Cucos, less than 2 miles away
- The area surrounding the community features a variety of outdoor activities, such as parks, hiking and biking trails, two dog parks, an Olympic velodrome, a model airplane park, and several golf courses
- Spectacular amenities, including resort-style swimming pools, playgrounds, parks, hiking and biking trails, lacrosse fields, tennis courts, state-of-the-art indoor fitness facilities, athletic fields, and a spacious clubhouse
- Wildlife habitat and nature trails
- Katy 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
28226 Helmsman Knolls Dr 5288 A / Osborne	2121	1.0	3	D	2/1	2.5	\$233,247	Ready Now!
28206 Helmsman Knolls Dr 5349 E / Delfina II	2454	2.0	4	D	3/1	2.0	\$253,232	Ready Now!
28107 Firecrest Ct 6386 Y / Melrose VII	3055	1.5	4	D	2/1	2.0	\$322,260	Ready Now!
2915 Fair Chase Dr 5391 A / Kilgore	2119	1.0	3	D	2/0	2.0	\$235,188	0

Community Plans

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

Designer Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$195,990
5347 / Chancery VIII	1759	1.0	4	D	2/0	2.0	\$203,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$209,990
5288 / Osborne	2121	1.0	3	D	2/1	2.0	\$211,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$214,990
5391 / Kilgore	2119	1.0	3	D	2/0	2.0	\$217,990



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5383 / Corsicana	2243	1.0	4	D	2/0	2.0	\$219,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$227,990
5363 / Liam V	2468	2.0	4	D	3/1	2.0	\$229,990
5350 / Worthington IV	2700	2.0	4	D	3/1	2.0	\$242,990



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Features - Standard Features

Ideal Kitchens

- Moen® stainless steel faucet with pullout vegetable sprayer
- 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
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- Decorative pendant light fixtures above the kitchen island add beauty to function (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
- 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
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" upper cabinets. Available in a choice of stain colors

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
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Attractive wood burning fireplace with decorative mantel and gas log lighter (per plan)
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of

ceramic tile

- Environmentally friendly interior paint with contrasting wall and trim color in a variety of choices
- Custom designer lighting package
- Recessed can lighting (per plan)
- Venetian bronze door hardware
- Raised panel interior doors
- Convenient indoor laundry area with custom shelves and rod
- Tall ceiling heights throughout the home adds volume and spaciousness

Luxurious Baths

- Luxurious garden tub with soothing hydro jets in master bath for ultimate relaxation
- Ceramic tile mudset showers (per plan)
- Separate glass-enclosed shower with tile surrounds (some plans)
- Bronze-trimmed shower surround
- Elongated commode in all baths
- Moen® oil rubbed bronze plumbing fixtures in all baths for a timeless look
- Rain glass at master bath window
- His & Hers Hi-Hi vanities in master bath (per plan)
- 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)
- Framed mirrors in master and powder bath create a designer touch
- Secondary baths include cultured marble countertops with a simulated granite finish in a variety of colors
- Master bath includes cultured marble countertops with a simulated granite finish in a variety of colors
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet

Classic Exteriors

- Elegant stained mahogany front door with leaded glass inserts

- 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
- Garage door openers with two transmitters
- Steel carriage garage door with decorative hardware
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- 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
- Decorative fireplace chimney shrouds
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy

Comfort & Energy Saving Features

- 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 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
- Filtered, fresh air intake ventilator system



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- 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
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Insulated weather-resistant sheathing helps reduce energy costs
- Homes built to meet stringent Environments for Living™ Platinum Level criteria
- 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
- Prewired for phone and TV combination in game room
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- 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

Extra Touches

- Certified, 3/4" engineered wood subfloor with advanced panel construction for strength and durability offers a 50-year transferable warranty
- 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 cable TV in family room and master bedroom
- 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
- Prewired for phone in data area
- 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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