



Firethorne

Regency Series

From the \$240'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: \$3.30 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 Regency Series of Firethorne is a great choice for your new home with a variety of options available and the flexibility in design offered by Plantation Homes.

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
- Cul-de-sac homesites available
- 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
2922 Pheobe Trace 6460 A / Spring	2704	2.0	3	D	3/0	2.0	\$288,922	Ready Now!
2911 Pheobe Trace 6458 B / Nederland II	2755	1.0	4	D	3/1	3.0	\$306,309	6

Community Plans

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

Section 5

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6386 / Melrose VII	2157	1.0	4	D	2/0	2.0	\$242,990
6460 / Spring	2384	1.0	4	D	2/0	2.0	\$247,990
6458 / Nederland II	2755	1.0	4	D	3/1	3.0	\$277,990



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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
- Custom quality oak or maple accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- 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
- 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
- Custom designer lighting package

- Recessed can lighting (per plan)
- Venetian bronze light fixtures
- Satin nickel finish door hardware
- Raised panel interior doors
- 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
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

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)
- Elongated commode in all baths
- Moen® brushed nickel plumbing fixtures in master bath and powder room for a timeless look
- Rain glass at master bath window
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- His and Hers maple vanity cabinets in master bath add beauty to function
- His & Hers Hi-Hi vanities in master bath (per plan)
- His & Hers vanities in master bath
- 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)
- Secondary baths include 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
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- Elegant stained mahogany front door with leaded glass inserts
- American-made brick (designated areas)
- Brick on four sides (designated areas)
- Brick paved front porches (per plan)
- Seamless gutters on all four sides of home (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations
- 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.
- Oversized homesites available
- Fully sodded front and back yards per community specifications
- 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
- Satin finish exterior hardware

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 for better comfort



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- 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)
- 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 fiberglass 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
- 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
- and prewired keypad in master bedroom
- Prewired for phone in kitchen and master bedroom
- 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
- 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
- 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
- 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 cable TV in family room and master bedroom
- Prewired for motion detector in family room
- 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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