



Raintree Village

Colony Series

From the \$120's

20602 Laurel Rain Court

Katy, TX 77449

Phone: (281)578-8399

Fax: (281)647-6043

Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Hector Villarreal
Spanish

Driving Directions

From I-10 West:

Right on Fry Rd.,

Travel 3 miles.,

Left on Clay Rd.,

Left on Raintree Village Dr.,

Left on Laurel Rain Ct.

Tax Information

Estimated Tax Rate: \$3.17 per \$100 of appraised valuation

Home Owners Association

Raintree Village Homeowners

Association

Estimated HOA Dues: \$335 per year

Schools

Katy ISD

- Franz Elementary School (Elementary School)
- McDonald Junior High School (Junior High School)
- Morton Ranch High School (High School)

Community Details

The Colony Series of Raintree Village offers a variety of designs to choose from by Plantation Homes with many custom options allowing you to customize your new home to fit your lifestyle.

Amenities

- Located in west Houston off I-10 and Fry Rd with easy access to I-10 and Hwy 6.
- Close proximity to major shopping malls (Katy Mills Mall at I-10 & West Oaks Mall at Hwy 6) and various restaurants
- Minutes from Bear Creek Pioneers Park, which offers: 8 covered pavilions, barbeque grills, picnic tables, playgrounds, a 3.5 mile nature trail, a 2 mile jogging trail, soccer fields and baseball/softball fields
- Bear Creek Golf World & Pine Forest Country Club nearby
- 2 lighted tennis courts, Jr. Olympic size pool, jogging trails with benches, and 2 playgrounds within the community
- Close proximity to Lone Star College - Cy Fair and UH Cinco Ranch
- Katy ISD

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4787 / Helmsley	1237	1.0	3	D	2/0	2.0	\$129,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$136,990
4792 / Bassett	1581	1.0	4	D	2/0	2.0	\$138,990
4784 / Godfrey II	1748	1.0	4	D	2/0	2.0	\$139,990
4750 / Mantua II	2012	2.0	4	U	2/1	2.0	\$151,990
4794 / Eaglewood II	2477	2.0	4	U	2/1	2.0	\$157,990
4830 / Huntington V	2332	2.0	4	D	2/1	2.0	\$161,990
4831 / the Templeton V	2208	2.0	4	D	2/1	2.0	\$162,990
4826 / Woodbranch II	2592	2.0	4	D	2/1	2.0	\$173,990



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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 accented cabinetry with adjustable shelves on 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 superior quality appliance package includes gas range, spacesaver 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
- Optional fireplace with decorative mantel and gas log lighter
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Custom designer lighting package
- Satin nickel finish door hardware

- Wood grain textured 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

- Separate shower with glass door
- 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
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- His & Hers vanities in master bath
- Luxurious garden tub in master bath for ultimate relaxation
- Porcelain pedestal sink in powder room (per plan)
- Ceramic tile flooring in master and secondary baths
- 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)
- Custom quality oak stained vanities in all baths
- Framed mirror in powder bath for a designer touch
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet

Classic Exteriors

- One live oak in front yard
- Energy efficient insulated metal front door
- Thermo-insulated security rear door with half light and dead bolts
- American-made brick (designated areas)
- Optional stone elevations (per plan)
- Seamless aluminum gutters (in designated areas)
- Resilient shingles with 25 year warranty
- Choice of award winning exterior elevations including optional front porches

- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- 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)
- Designer beige framed, divided light windows for added architectural interest to your home (in designated areas)
- 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
- 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



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- 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
- Air tight polysealant around windows and doors
- 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
- 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
- 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
- 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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