



Raintree Village

Elite Series

From the \$150's

20602 Laurel Rain Court
Katy, TX 77449

Phone: (281)578-8399

Fax: (281)647-6043

Sales office hours:

Tues - Sat: 10 am - 7 pm

Sun - Mon: Noon - 7 pm



Richard Garcia
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 Elite Series at Raintree Village features award winning designs by Plantation Homes with a variety of custom options to personalize your new home.

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

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
20623 Laurel Rain Ct 4784 E / Godfrey II	1748	1.0	4	D	2/0	2.0	\$172,317	Ready Now!
20619 Laurel Rain Ct 5349 C / Delfina II	2437	2.0	4	D	2/1	2.0	\$237,368	Ready Now!

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$150,990
5347 / Chancery VIII	1759	1.0	4	D	2/0	2.0	\$154,990
5932 / Warrenview II	1779	1.0	4	D	2/0	2.0	\$157,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$162,990
5288 / Osborne	2121	1.0	3	D	2/1	2.0	\$166,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$170,990
5348 / Chiswick XIV	2168	2.0	4	D	2/1	2.0	\$172,990
5920 / Baltimore VIII	2288	1.0	4	D	2/0	2.0	\$176,990



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Plantation Homes, All Rights Reserved. 5/23/2012

5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$196,990
5350 / Worthington IV	2700	2.0	4	D	3/1	2.0	\$204,990
5947 / Meridian II	3086	2.0	4	D	3/0	3.0	\$210,990
5385 / Delfina IV	3072	2.0	5	D	3/1	2.0	\$220,990



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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
- 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
- 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 in a variety of choices
- Custom designer lighting package
- Satin nickel finish door hardware
- Convenient indoor laundry area with custom shelves and rod
- Tall ceiling heights throughout the home adds volume and spaciousness

Luxurious Baths

- 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
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- 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 flooring in master water closet
- 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)
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet

Classic Exteriors

- One tree in front yard
- Fiberclassic front door with choice of stain or paint
- Thermo-insulated security rear door with full light and dead bolt
- 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
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal

- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy
- Classic design exteriors with prestigious appearance

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 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
- Air tight polysealant around windows and doors



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- Homes built to meet stringent Environments for Living™ Platinum Level energy efficiency program
- 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
- All bedrooms and game room blocked and wired 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 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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