

# YOUR *Home*

## Standard Features

### Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Professionally Landscaped Yards with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- Multidimensional Layered Fiberglass-asphalt Shingles with Minimum 30-year Limited Warranty
- **Large, Covered Patio**
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Keystones and Address Block (per elevation)
- **8' Solid Alder Wood Front Door with Decorative Satin Nickel Handle Set**
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Decorative Black Coach Lamps
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Metal Garage Door (per elevation)
- Full Front Gutters
- Fully Sheetrocked and Painted Garage
- Full-lite Glass Rear Door

### Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- Hand-laid 12" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility
- **Elegant Rounded Sheetrock Corners in All Areas Except Windows**
- 220V Dryer Outlet
- **8' Classic Raised Panel Interior Doors (First Floor) with Satin Nickel Hardware and Lever Handles**
- **Fireplace with Custom Cast Stone Surround and Mantle**
- Multi-speed Ceiling Fan with Light Kit in Family Room, Master Bedroom, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room and Gameroom (per plan)
- **5 1/4" Baseboards and 3 1/2" Casing Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Elongated Commodes in All Baths
- **Granite Vanity Countertops with Undermount Sinks in Full Baths**
- Pedestal Sink with **Moen**® Chrome Faucet and Framed Mirror in Powder Room
- Sterling® by Kohler® Composite Bath Tubs with 12" Tile Surround in Secondary Baths
- Satin Nickel Hardware and Lighting Fixtures
- Chrome Bath Hardware

### Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- **Castle-style Wood Cabinetry**
- Spacious Sun-lit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel** Appliances Including:
  - 30" Cooktop with Vent Hood
  - Built-in Oven and Microwave in Separate Cabinet
  - **Energy Star**® Qualified Multi-cycle Dishwasher
- 8" Deep Stainless Steel **50/50 Undermount** Sink with **Moen**® **Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting

### Elegant Master Suite

- **Granite Vanity Tops with Dual Undermount Sinks**
- Luxurious Garden Tub with Moen® Boardwalk Chrome Faucets and Ceramic Tile Skirt and Backsplash
- Separate Free-standing Shower Enclosure with Tile Surround and Acrylic Pan
- 42" Height Framed Mirrors in Master Bath
- Raised Master Bath Vanity
- Large Walk-in Closet
- Medicine Cabinet (master bathroom only)
- Quiet Sitting Areas with Creative Window Design (per plan)

### Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **Energy-efficient Vinyl Windows with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- Programmable Thermostat
- **Lennox® 14-SEER** Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork**
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and Roof Venting
- Water-conserving Commodes
- All Exterior Doors Professionally Weather-stripped
- Pre-wired for Garage Door Opener

### Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System



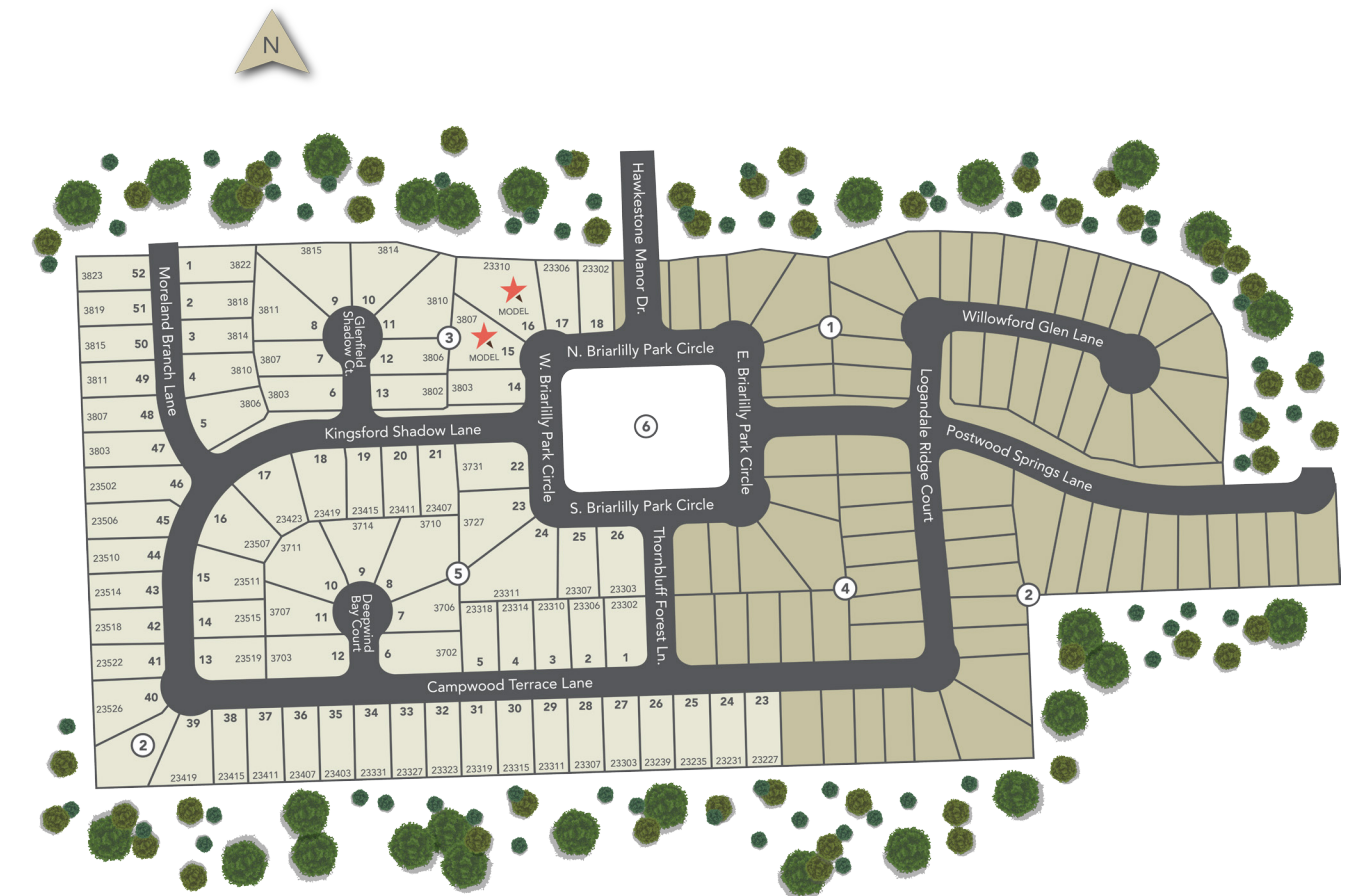
# YOUR *Neighborhood*

## Life Katy Trails

A neighborhood park is the centerpiece for the picturesque community of Katy Trails. Enjoy the beauty of living in the sought-after city of Katy, with easy access to fine dining, shopping and entertainment.

## Amenities

- Flexible Floor Plans
- Katy ISD
- Convenient Location
- Easy access to Grand Parkway (99), Interstate 10 and Highway 90
- Shopping, Dining and Entertainment Options Nearby



# YOUR *Community*

## Community Information

### Homeowner's Association

HOA: \$500 Annually  
 Cap Fee: \$250  
 Transfer Fee: \$185

### School District

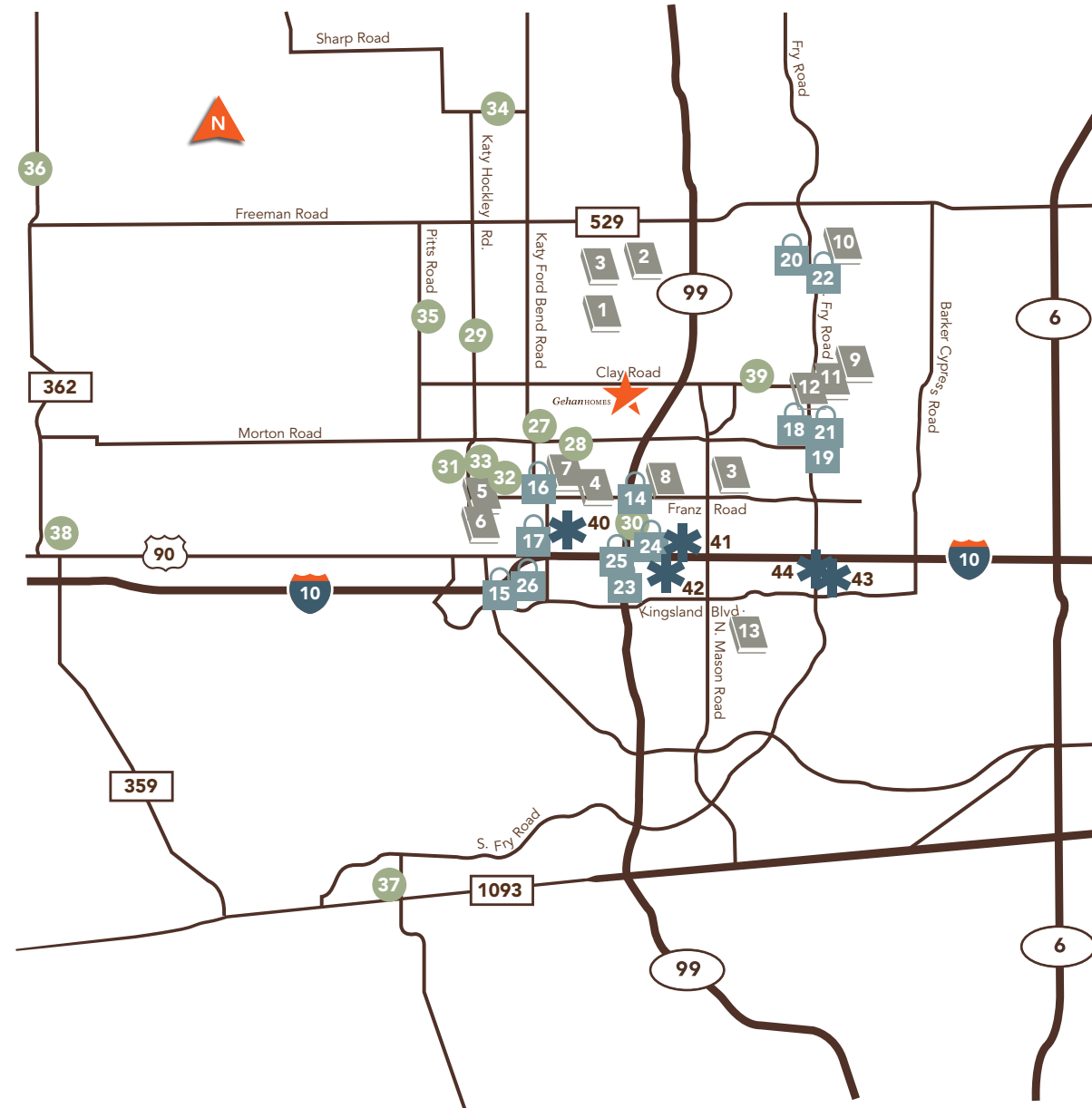
**Catherine Bethke Elementary**  
 4535 E Ventana Pkwy  
 (281) 234-4200

**Stockdick Junior High**  
 4777 Peek Rd  
 (281) 234-2700

**Patricia E. Paetow High School**  
 23111 Stockdick School Rd  
 (281) 234-4906

### City Taxes

TOTAL: 3.6517  
 Per \$100  
 Assessed Value



## ★ Katy Trails

### Schools

- 1 | Catherine Bethke Elementary
- 2 | Stockdick Junior High
- 3 | Patricia E. Paetow High School
- 4 | Kids R Kids
- 5 | Katy Adventist Christian School
- 6 | Little People's School
- 7 | Faith West Academy
- 8 | Roots of Learning
- 9 | Katy Kindercare
- 10 | Scholastic Bridge
- 11 | Children's Lighthouse
- 12 | Little Giant's Child Care Learning Center
- 13 | Primrose School

### Shopping

- 14 | JCPenney
- 15 | Katy Mills
- 16 | Walgreens
- 17 | Walmart
- 18 | CVS
- 19 | Randalls
- 20 | Kroger
- 21 | Walmart
- 22 | Aldi
- 23 | Houston Garden Supply
- 24 | Academy
- 25 | Charming Charlie
- 26 | Bass Pro Shops

### Recreation

- 27 | Katy Park
- 28 | Mason Creek Park
- 29 | Four Seasons Park
- 30 | Cinemark
- 31 | Bass Fish Fayette Company
- 32 | City of Katy Dog Park
- 33 | Mary Jo Peckham Park
- 34 | Paul D Rushing Park
- 35 | Gulf Coast Kartway
- 36 | Dewberry Farms
- 37 | Boys & Girls Club - Greater Houston
- 38 | Gold's Gym
- 39 | Riding High Stable

### Hospitals/Clinics

- 40 | Memorial Hermann - Katy
- 41 | Katy Emergency Center
- 42 | Women's Hospital of Texas
- 43 | Houston Methodist - St. Catherine Hospital
- 44 | Texas Children's Hospital

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# Gehan HOMES

## Katy Trails Classic Series



281.574.4623 | 23310 N. Briarlilly Park Circle | Katy, TX 77493



gehanhomes.com

