



Aliana

Saratoga

From the \$320's

17419 Astrachan Rd.
Richmond, TX 77407
Phone: (281)207-6450
Fax: (281)207-6451

Sales office hours:

Tues - Sat: 9 am - 6 pm
Sun - Mon: Noon - 6 pm



Joanne DeCarlo



Paula Moss

Driving Directions

From 59 South:

Beltway 8 North,
Exit Westpark Tollway West,
Exit FM 1464,
Left on 1464,
Right on West Belfort,
Left on Binnion Rd.,
Left on Astrachan Rd.

From I-10:

Exit Grand Parkway (SH 99) and travel south,
Left on Harlem Rd.,
Right on Madden Rd.,
Right on Binnion Rd.,
Left on Astrachan Rd.

Tax Information

Estimated Tax Rate: \$3.14 per \$100 of appraised valuation

Home Owners Association

Aliana HOA
Estimated HOA Dues: \$900 per year

Schools

Fort Bend ISD
• Oakland Elementary School -



ALIANA.

Community Details

Aliana is Fort Bend County's newest premier green designed community. A master-planned community encompassing almost 2000 acres, Aliana is conveniently located between SH 99 (Grand Parkway) and FM 1464, just west of Sugar Land, and only a short 20 minute drive to the Galleria area. Unlike any other neighborhood in Houston, this resort-style community will include a centrally located Tuscan-style, resident-only clubhouse. Residents can enjoy the newly designed resort-style pool, which includes a children's splash park, complete with slides, waterfalls and fountains, a lazy river, plus a Jr. Olympic size pool with lane markers for competitive swimmers. Special handcrafted monuments and art pieces add a dark skies ordinance, and a multitude of other exceptional amenities make it an extraordinary place for you to Live Your Dreams in a new Coventry Home!

Amenities

- Premier master-planned community, conveniently located between SH 99 and FM 1464 in Fort Bend County
- Easy access to SH 99, West Park Tollway (FM 1093), and US 59
- Close proximity to Sugar Land, shopping (First Colony Mall), grocery stores, and restaurants, plus many more to come in the growing surrounding area
- Located near two of Houston's most exclusive private golf clubs - The Houstonian Golf and Country Club and Shadow Hawk Golf Club
- Community will feature running streams through parks, miles of hike and bike trails, and centrally located clubhouse
- Resort-style pool, which will include a children's splash park, complete with slides, waterfalls and fountains, a lazy river, plus a Jr. Olympic size pool with lane markers for competitive swimmers
- Fort Bend 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
17203 Hanoverian Dr 6855 E / Design 6855	4060	2.5	4	D	4/2	3.0	\$419,990	Ready Now!



Disclaimers, Terms and Conditions of Use.

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 Coventry Homes, All Rights Reserved. 2/4/2012

Exemplary (Elementary School)

- James Bowie Middle School (Middle School)
- Travis High School (High School)

17303 Bland Mills Ln 7299 A / Design 7299	3259	1.0	4	D	3/1	2.0	\$379,024	5
17423 Hanoverian Dr 7297 C / Design 7297	4608	2.0	5	D	4/1	3.0	\$438,964	5

Community Plans

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

Standard

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
7299 / Design 7299	3075	1.0	4	D	3/1	3.0	\$331,990
6830 / Design 6830	3488	2.0	4	D	3/1	3.0	\$342,990
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$342,990
6832 / Design 6832	3492	2.0	5	D	4/0	3.0	\$353,990
6856 / Design 6856	3853	2.0	4	D	3/1	3.0	\$362,990
7300 / Design 7300	3857	2.0	4	D	3/1	3.0	\$367,990
6855 / Design 6855	3545	2.0	4	D	4/1	4.0	\$371,990
7301 / Design 7301	4338	2.0	5	D	4/1	3.0	\$382,990
7288 / Design 7288	4104	2.0	4	D	4/1	4.0	\$392,990
7294 / Design 7294	4005	2.0	4	D	3/1	3.0	\$393,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$395,990



Disclaimers, Terms and Conditions of Use.

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 Coventry Homes, All Rights Reserved. 2/4/2012

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 set on diagonal 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
- 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
- GE® stainless steel appliance package for the gourmet chef in the family includes a gas cooktop (per plan), self-clean built-in oven, built-in microwave, dishwasher and vent hood
- Vent hood with multiple speeds vented outside the home
- 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 1/2 inch pad
- Elegant two-step crown moulding in selected areas lends a classic look to the interior
- Fluted and crowned custom wood casing on front entry door (per plan)

- Picture frame moulding and chair rail in the formal dining room lends an air of elegance
- Attractive, remote controlled direct vent fireplace with decorative mantel and gas logs
- Choice of ceramic tile on fireplace surround
- Dramatic entries with your choice of ceramic tile or wood flooring
- Environmentally friendly interior paint with contrasting wall and trim color
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with oversized stained handrail, wrought iron balusters and hardwood treads (per plan)
- Oversized baseboards throughout first floor
- Custom designer lighting package
- Recessed can lighting (per plan)
- Venetian bronze light fixtures
- Wide Décor rocker light switches
- Venetian bronze door hardware
- Eight foot interior doors on first floor (per plan)
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Tall ceiling heights throughout the home adds volume and spaciousness
- Opera balconies, columns and art niches add elegance to every day living (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)
- 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
- Granite vanity tops with undermount bowls in master bath offer a durable, seamless appearance
- His & Hers Hi-Hi vanities in master bath (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)
- 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
- 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

- Two trees in front yard
- Two trees planted between sidewalk and curb enhancing the curb appeal of the home
- Elegant 8' 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)
- 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
- Breezeway on detached garages (per plan)
- Steel carriage garage door with decorative hardware
- Prewired for garage door openers
- 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
- Six-foot cedar fenced back yard for added privacy
- Venetian bronze door hardware
- Classic design exteriors with prestigious appearance



Disclaimers, Terms and Conditions of Use.

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 Coventry Homes, All Rights Reserved. 2/4/2012

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
- 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)
- 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 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
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Insulated weather-resistant sheathing helps reduce energy costs
- Triple barrier air infiltration system stops air leakage in the home and helps reduce utility bills

- 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
- Freezer plug in garage
- All bedrooms 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 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
- Home office connection (two phone lines and one coaxial) in study simplifies home networking abilities
- Prewired for phone and TV combination in game room
- Prewired for cable TV in kitchen, family room and all bedrooms
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- 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.



Disclaimers, Terms and Conditions of Use.

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 Coventry Homes, All Rights Reserved. 2/4/2012