



## Firethorne

### 80' Homesites

From the \$380's

27911 Pinpoint Crossing Drive

Katy, TX 77494

Phone: (281)392-1017

Fax: (281)392-1051

#### Sales office hours:

Tues - Sat: 9 am - 6 pm

Sun - Mon: Noon - 6 pm



Robert Smiley



David Laux

### Driving Directions

#### From I-10:

Exit Pin Oak Road/FM 1463,  
Travel west on access road to FM 1463,  
Left on FM 1463,  
Travel approx. 1.5 miles,  
Left on S. Firethorne Road,  
Right on Hamilton Park Drive,  
Right on Pinpoint Crossing 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

- Wood Creek Elementary - Exemplary (Elementary School)
- Wood Creek Junior High School (Junior High School)
- Katy High School (High School)



### Community Details

Featuring award-winning designs by Coventry Homes, homes in this section of Firethorne are all situated on quarter acre homesites. Coventry Homes in Firethorne gives residents flexible designs to choose from and all the convenience this master-plan community has to offer.

### Amenities

- Beautiful 1,400 acre master-planned community, conveniently located in Katy, on FM 1463 just south of IH-10
- Easy access to IH-10, with only a short 30 minute drive 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, proposed tennis courts, state-of-the-art indoor fitness facilities, athletic fields, and a spacious clubhouse
- Wild life habitat and nature trails
- 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
2442 Monarch Terrace Dr 6830 E / Design 6830	3746	2.0	4	D	3/1	3.0	\$349,811	Ready Now!
2531 Brandyshire Dr 8269 B / Design 8269	4195	1.0	3	D	3/2	4.0	\$519,656	Ready Now!

### Community Plans

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

#### Executive Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
6859 / Design 6859	3273	1.0	4	D	3/1	3.0	\$375,990
7293 / Design 7293	3450	1.0	4	D	3/1	3.0	\$386,990
8316 / Design 8316	4021	1.0	4	D	3/1	3.0	\$399,990
8269 / Design 8269	3708	1.0	4	D	3/1	3.0	\$405,990
7288 / Design 7288	4104	2.0	4	D	4/1	4.0	\$416,990
7301 / Design 7301	4338	2.0	5	D	4/1	3.0	\$419,990
7297 / Design 7297	4608	2.0	5	D	4/1	3.0	\$421,990
8262 / Design 8262	4392	2.0	4	D	3/1	3.0	\$433,990
8310 / Design 8310	4863	2.0	5	D	4/1	3.0	\$439,990



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

8309 / Design 8309	5142	2.0	5	D	4/1	3.0	\$449,990
8264 / Design 8264	4831	2.0	5	D	4/0	3.0	\$467,990



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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 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
- Custom designed cabinetry features raised panel doors and adjustable shelves on 42" arched, upper cabinets. Available in a choice of stain colors.
- 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
- 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

## 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 crown moulding in selected areas lends a classic look to the interior
- 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 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 or wood flooring
- Environmentally friendly interior paint with contrasting wall and trim color
- Convenient laundry area with cabinet, shelf and rod
- Elegant stairways with stained handrail and wrought iron balusters
- Solid oak starter step
- 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

- Custom quality oak or poplar stained vanity cabinets in the master bath
- 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
- Acrylic garden tub in master bath for ultimate relaxation
- Cultured marble pedestal sink in powder room creates a classic look (per plan)
- 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 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)
- 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

- 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 gutters on all four sides of home (in designated areas)
- Lifetime limited warranty architectural shingles - nailed not stapled
- Choice of award winning exterior elevations including optional front porches
- Garage door openers with two transmitters
- Porte-cochere and motor court garages
- 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
- Two-tone paint on front elevations
- Six-foot cedar fenced back yard for added



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privacy

- Venetian bronze door 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)
- 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 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
- Energy Star rated ceiling fans
- 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
- 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 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
- Prewired for surround sound in the family room for easy home theater installation
- 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
- 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
- Exhaust fan and air-conditioning duct in

walk-in utility room

- Breaker box in garage
- Fluorescent light in garage
- Two holiday lighting outlets at soffit with separate switch
- 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.
- 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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