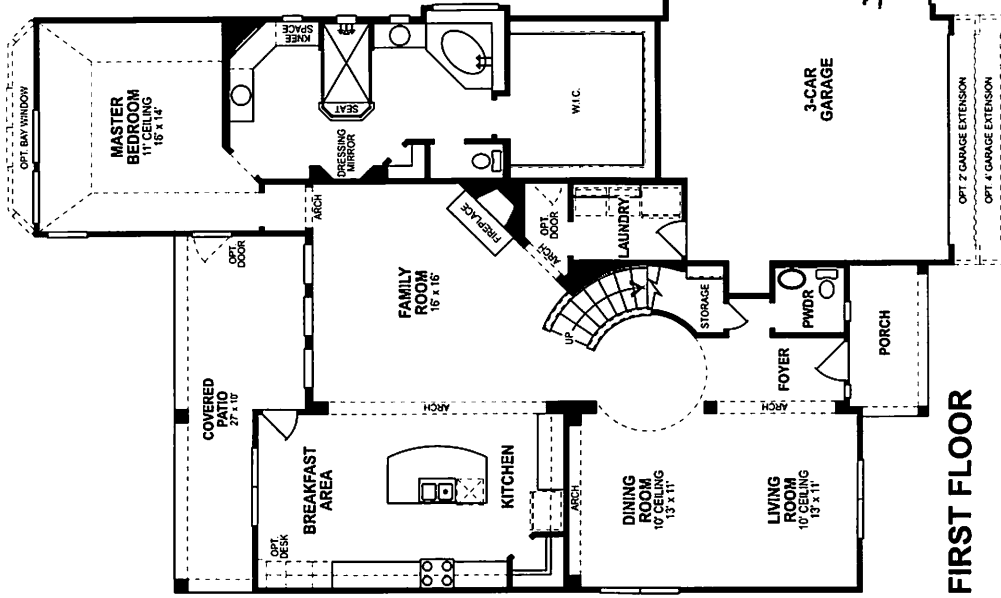
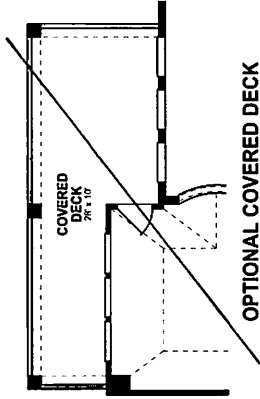


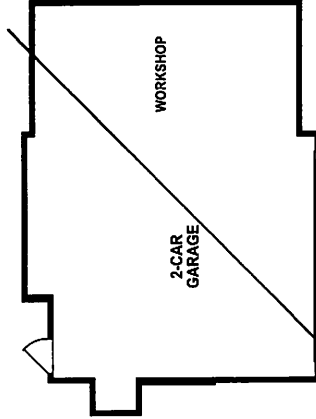
The Kathryn



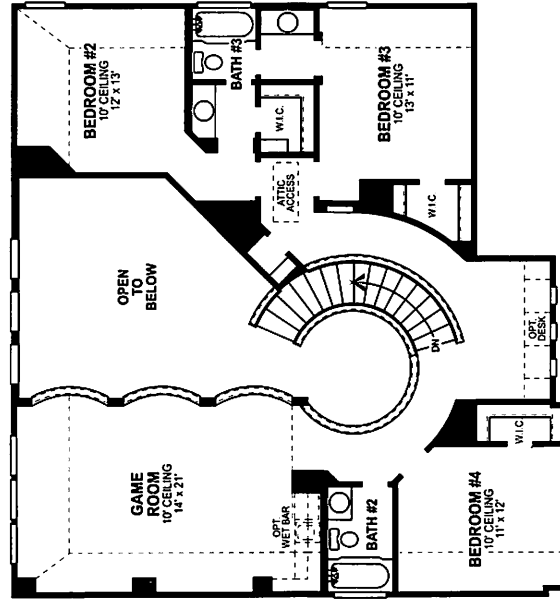
FIRST FLOOR



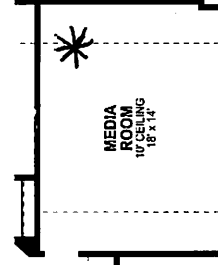
OPTIONAL COVERED DECK



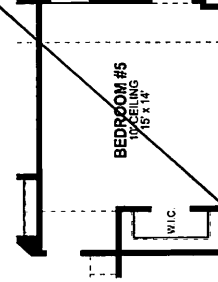
OPTIONAL 2-CAR GARAGE W/ WORKSHOP



SECOND FLOOR



OPTIONAL MEDIA ROOM



OPTIONAL BEDROOM #5

Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition.



The Kathryn



Elevation A



Elevation B



Elevation C shown with optional stone



Elevation D



Elevation E

Enclave at RiverPark 70s

Standard Included Features

Quality Assurance

- 10-yr. structural warranty program to include 1 yr. workmanship limited warranty and 2 yr. M.E.P. limited warranty through PWC
- All homes engineered to meet wind speed requirements of the I.R.C. and any applicable city requirements
- Professionally engineered and inspected post-tension foundations with 3000 PSI concrete mix
- Structural framing engineered and certified on all homes
- Pre-construction, pre-sheetrock and completed home orientation with M/I Homes experienced construction staff
- 3rd party inspections performed at specific intervals
- 30-day and six-month post close surveys through H2 Insight, an independent, 3rd party, survey company
- Four (4) hours of complimentary professional design center service to select all interior finish choices
- Complimentary Technology Consultation for your audio/visual needs

Energy And Green Building Features

- All homes built to M/I Homes' A.E.I. (Advanced Energy Initiative) improving energy efficiency, protecting the environment, inspected and certified by independent energy raters
- High efficiency Carrier 16 SEER System with eco friendly Puron® refrigerant
- LP® Tech Shield radiant barrier roof decking to reduce attic heat
- Low E³ high efficiency glass with vinyl framed windows to reduce ultraviolet radiation
- R-38 blown insulation in attic, R-13 batt insulation in walls and R-22 in sloped ceilings
- Poly grade 2 or phase 2 sealant around all doors, windows, plumbing pipes and electrical wiring holes to minimize air infiltration
- MERV 10 media filter with fresh air intake system
- R-6 insulated duct work throughout home
- Fully programmable thermostats to simplify owner comfort
- FlowGuard Gold® CPVC plumbing system for improved water purity and energy efficiency
- Quick recover 40 or 50 gallon gas water heater per plan
- High efficiency 1.2 gallon commodes for water conservation
- HardieBacker® cement board with "mold block" technology impervious to water damage overlaid with fiber cloth and resin to seal all joints and mitigate potential breaches in all tubs and showers
- Energy Star® rated Old Jacksonville reversible ceiling fans with variable speeds
- Ridge vents, soffit vents and air hawk ventilation
- Energy Efficient CFL Fluorescent Light Blubs per Plan
- Thermoply® sheathing used to mitigate hot walls, per plan
- Full OSB sheathing with Dow Weathermate Plus® house wrap on all exterior walls

Exterior and Construction Features

- Covered Patio on all plans
- Sprinkler system in front and rear yard
- Choice of Acme® or Boral® brick on four sides of 1st floor with 100 year limited warranty
- James Hardie® fiber cement siding with 30-year transferable manufacturer's warranty
- James Hardie® fiber cement soffit, fascia and trim with 15-year limited warranty
- Durable lifetime limited warranty architectural shingles with self-sealing underlayment in roof valley
- Taexx Tubes In The Wall® Pest Defense System
- Designer landscape with fully sodded front, side and rear yards
- Full gutters, per plan
- Second floor subflooring nailed, glued and screwed down
- Matching brick on front porch
- Beautiful front elevations with divided light windows (front only)
- Professionally designed exterior color packages
- Six foot cedar wood privacy fence with one gate
- Mahogany front door with leaded glass and Schlage® hardware
- Garage door opener with two transmitters, per door count

Interior Features

- Media Room available, per plan
- Metal balusters w/ stained handrail from first to second floor, per plan
- Ceramic tile flooring in entry, baths, kitchen/breakfast and utility room
- Plush wall to wall carpet with 5 yr. Stain Safety® warranty with ½' 5lb Pad
- 36" Fireplace in Family Room with ceramic tile surround and enameled wood fireplace mantle with fluted legs
- Large utility rooms with gas outlet and 220v electric outlet for dryer, hanging rods, and refrigerator space, per plan
- Rounded sheetrock corners at all 90° turns except window reveals
- Upgraded 5" decorative baseboards, 3½" casing and single crown moulding in your choice of three rooms
- Roman arched interior doors
- Schlage® oil rubbed bronze door levers on all interior doors
- Decora light switches standard throughout
- Ceiling fan with light fixture in family room and master bedroom
- Secondary bedrooms blocked and pre-wired for ceiling fans
- PPG® interior wall and trim color
- Structured wiring package w/ Cat 5 and RG6 quad shield cable outlets
- Security system with one keypad at garage access and two additional pre-wired in master and at front door
- Carbon Monoxide detector in common areas, per plan

January 21, 2015

Find more information at mihomes.com

Brokers Welcome

Columbus/Cincinnati, Ohio • Indianapolis, Indiana • Chicago, Illinois • Charlotte/Raleigh, North Carolina
Washington, D.C. • Tampa Bay/Orlando, Florida • Austin/Dallas/Ft. Worth/Houston/San Antonio, Texas


M/I HOMES
Move Up



Enclave at RiverPark 70s

Standard Included Features

Kitchen Features

- Luxury kitchen layout with Granite (3cm thick) countertops with ceramic tile backsplash
- 10" undermount stainless steel sink (choice of two styles)
- Moen® Arbor Pull-Out Stainless Steel sink faucet
- Maple 42" tall Timberlake® cabinets with hidden hinges, crown mouldings and adjustable shelves
- 36" canopy vent hood to match cabinet style and color
- Under cabinet plug in kitchen to keep outlets out of backsplash
- Ceramic tile floors in kitchen and breakfast area
- Recessed lighting, per plan
- High Capacity 1/3 hp garbage disposal
- Ice maker connection for refrigerator
- GE® stainless steel, 30" gas cooktop with sealed burners
- GE® stainless steel self cleaning oven
- GE® stainless steel microwave
- GE® stainless steel dishwasher

Powder and Secondary Bath

- Framed decorative mirror in Powder Bath, per plan
- Pedestal sink with Moen® oil rubbed bronze wide-spread faucet in Powder Room
- Biscuit tone vanity tops with matte finish and Moen® Brantford fixtures in oil rubbed bronze
- Complementing bath hardware
- Porcelain over steel tub with 12"x12" tile tub surround
- Elongated commodes
- Ceramic tile flooring in all baths with 5" tile baseboards

Master Suite

- Framed mirror(s) at vanity in Master Bath
- Elegant oversized shower with seat, per plan
- Custom recessed tile shower floor
- Frameless glass shower enclosure
- Deep oval tub with tile surround
- Granite vanity top(s) on multi-levels, per plan
- Moen® Brantford, wide-spread, oil rubbed bronze faucets
- Elongated commode in Master Bath
- Ceramic tile flooring in master bath and water closet
- Ceiling fan with light fixture in Master Bedroom
- Refined Masters with sitting area and decorative ceilings, per plan

MANY OPTIONS AND FLOORPLAN MODIFICATIONS AVAILABLE TO PERSONALIZE YOUR HOME!

Prices and plans are subject to change without notice. Please see a sales manager for complete detail

2014-15 Tax Information & HOA

Lamar Consolidated ISD	1.3901
Fort Bend LID 10	0.6200
Fort Bend Co. General Fund	0.4848
City of Sugar Land	0.3090
Fort Bend Drainage	<u>0.0150</u>
Total Tax Rate:	2.8189

**Before Homestead Exemption*

Sugar Land PID \$1,107

Homeowners Annual Dues:

~~\$845.00~~
\$695.00

HOA

C. I. A. Services..... 713-981-9000

customer@ciaservices.com

Schools

Lamar Consolidated ISD

832-223-0000 • www.lcisid.org

Hutchison Elementary PK - 5th

832-223-1700

Lamar Jr. High 7th - 8th

832-223-3200

J J Wessendorff Middle School 6th

832-223-3300

Lamar Consolidated H. S. 9th - 12th

832-223-3000

Helpful Community Phone Numbers

EMERGENCY NUMBERS:

Emergency	911
Ft. Bend Co. Sheriff's Office (Non-Emergency)	
.....	281-341-4704
Sugar Land Fire Department (Non-Emergency)	
.....	281-275-2873
Ft. Bend Animal Services.....	281-275-2364
Poison Control	800-POISON-1
.....	800-764-7661

HOSPITALS:

Memorial Hermann Sugar Land.....	281-725-5000
Memorial Hermann Surgical Hospital—1st Colony	
.....	281-243-1000
Houston Methodist Sugar Land Hospital	
.....	713-724-7000
Woman's Hospital of Texas.....	281-242-0767
Oakbend Medical Center.....	281-341-3000
Sugar Land Health Center—Texas Children's	
.....	832-824-1000
CHI St. Luke's Sugar Land.....	281-637-7000

UTILITIES:

Reliant Energy - Electric.....	713-207-7777
CenterPoint - Gas.....	713-659-2111
Sugar Land Water	281-275-2750
AT & T - Telephone.....	800-464-7928
Comcast Cable.....	713-462-9000
Republic Services (trash).....	713-726-7307
U.S. Post Office (mailbox keys)	281-494-4150

MISCELLANEOUS:

Univ. of Houston - Sugar Land.....	281-275-3300
Wharton County Jr. College	281-243-8447
Fort Bend Star Newspaper.....	281-690-4200
Houston Chronicle Newspaper	713-220-7211
Texas Drivers License.....	281-446-3391
Vehicle Registration.....	713-368-2000
Voter Registration.....	713-368-2000

Mike Patrick
Sales Manager

281-762-7425 • mpatrick@mihomes.com


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Move Up
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