



# OASIS MEADOW LANE TOWNHOMES

## Community Information

County, City, Zip	Fort Bend, Richmond, 77407
MUD District	Fort Bend County MUD #25
HOA	Oasis Meadow Lane Property Owners Association
HOA Monthly Dues	Dues: ~\$75 Monthly
Transfer Fee	\$100
Cap Fee	\$250
School District/Schools	Fort Bend ISD
County Tax Rate	.453
School Tax Rate	1.32
MUD Tax Rate	.016
<b>Total Tax Rate</b>	<b>2.4201</b>
Gas Provider	Centerpoint: (713) 659-2111
Electric Provider	<a href="http://www.powertochoose.com">www.powertochoose.com</a>
Phone/Cable TV Provider	Comcast: (800) 934-6489 AT&T: (800) 331-0500
Water	EDP: (832) 467-1599
Waste Collection	Texas Pride Disposal: (281) 342-8178
Post Office	5560 FM 1640 Rd. Richmond TX, 77469

*Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only. The companies, providers, schools, rates and fees listed above are outside of Owais Developments' control and are subject to change at any time.*

*For more information about Oasis Meadow Lane:*

RE/MAX Legacy Living | (713) 936-6882  
Jemila@RemaxLegacyLiving.com





# OASIS MEADOW LANE TOWNHOMES

## Standard Features

### ENERGY SAVINGS AND COMFORT

- **High Efficiency 14 SEER HVAC system with Carrier® condenser and 80% AFUE Lennox® furnace**
- Energy efficient light package which meets/exceeds current **Energy Star®** standards
- **R-13** wall insulation
- **R-30** blown-in attic insulation (living areas)
- **R-19** insulation on sloped ceilings, at top plates per **Energy Star®** specs (living areas)
- Foil-backed **R-8** A/C ductwork
- **Polycel®** insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE<sup>3</sup>** beige insulated vinyl windows that tilt-in for easy clean
- Energy efficient **Tech Shield®** or equivalent radiant barrier roof decking
- 1/2" **Dow® R-3** insulated sheathing, except windstorm areas
- **Honeywell®** programmable thermostat
- High-efficiency **AO Smith®** tankless water heater
- Natural gas cooking

### EXTERIOR DETAILS

- Fiber Cement exterior siding with 25-year manufacturers limited warranty
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- Engineered post tension slab
- Concrete driveways and walks
- **Borate®** wood preservative and termite prevention treatment
- Full sod in front and back yard, fenced rear yard
- Front yard sprinkler system
- Landscaped front yard to developer requirement
- Two exterior faucets
- Covered front entry and balcony
- **Amarr®** pinch resistant garage door, with **Craftsman®** garage door opener and two remote controls and exterior keypad
- Weatherproof exterior electrical outlets near front and rear doors
- Craftsman style front door

### INTERIOR DETAILS

- Wood tile entry foyer, living room and kitchen
- 1/2"- 5lb rebond carpet pad with standard carpet stairs, all bedrooms and gameroom, per plan
- 2" faux-wood blinds in all windows
- Distinctive door hardware with satin nickel finish
- **Energy Star®** rated multi-speed ceiling fan with light kit in all bedrooms, family room and gameroom, per plan
- Exterior electrical breaker service panel
- Folding stair access to attic
- Oil rubbed metal balusters with brass finish on stairs and rails
- Pre-wired for cable television outlets in family room, bedrooms, and gameroom, per plan
- Pre-wired for telephones in kitchen, family room, bedrooms and gameroom, per plan
- Raised ceilings and rounded sheetrock corners
- Designer decorative light fixtures
- Smoke and carbon monoxide detectors, per code
- Two tone color paint scheme

### KITCHEN DETAILS

- 3 CM custom Granite countertops with finished edges in kitchen and oversized island for informal dining, per plan
- Custom cabinetry with 42" high uppers and 36" lowers
- Complete **GE®** stainless steel appliance package including:
  - Extra-large **GE®** standard-clean energy efficient gas range
  - **Energy Star®** rated built-in **GE®** dishwasher
  - Built-in **GE®** microwave
- Recessed can lighting
- Stainless steel 50/50 under-mount sink with high capacity garbage disposal unit

For more information about Oasis Meadow Lane:

RE/MAX Legacy Living | (713) 936-6882  
Jemila@RemaxLegacyLiving.com





# OASIS MEADOW LANE TOWNHOMES

## Standard Features

### MASTER BATH & CLOSET DETAILS

- 3 CM custom Granite vanity tops with finished edges, and ceramic integrated wave bowl sink
- Custom 36" high vanity cabinets
- Air conditioned, walk-in closets with fluorescent lighting
- Distinctive faucets and bath accessories with satin nickel finish
- Elongated commode
- Separate shower with built-in seat and tile surround
- Porcelain tile flooring

*Important Note:*

*Features are subject to change without notice and may differ slightly in homes according to start date*

### SECONDARY BATH DETAILS

- 3 CM custom Granite vanity tops with finished edges, and ceramic integrated wave bowl sink
- Custom 32" high vanity cabinets
- Distinctive faucets and bath accessories with satin nickel finish
- Elongated commodes
- Acrylic tub with tile shower walls
- Ceramic Tile flooring

### LAUNDRY ROOM DETAILS

- Convenient overhead storage shelf with clothing rod
- Interior laundry room with ceramic tile flooring

### CONSTRUCTION DETAILS

- 10-Year Limited Home Buyer's Warranty
- High quality laminated composition roof shingles with 30 year warranty
- Post tension foundation certified on-site by an independent engineer

### COMMUNITY DETAILS

- Private gated entrance with remote and keypad access
- 5' wide walking trail
- Guest Parking

*For more information about Oasis Meadow Lane:*

RE/MAX Legacy Living | (713) 936-6882  
Jemila@RemaxLegacyLiving.com

