



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
Total Tax Rate	2.4201
Gas Provider	Centerpoint: (713) 659-2111
Electric Provider	www.powertochoose.com
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 16 SEER HVAC system with Lennox® condenser and 80% AFUE Lennox® furnace**
- Energy efficient LED light package which 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
- **Plygem® LoE³** double-pane insulated vinyl windows & patio doors
- **Tech Shield®** energy efficient radiant barrier roof decking
- **Rinnai®** 6.5 GPM high-efficiency tankless water heater
- **PEX®** plumbing system
- Natural gas cooking

SMART HOME FEATURES

- **Amazon®** Echo Dot w/ **Alexa®**
- **Ring® Video Doorbell** & expandable wireless security system compatible with **Alexa®**
- **Lennox® WIFI Smart Thermostat** compatible with **Alexa®**
- **Schlage® WIFI Smart Lock** compatible with **Alexa®**

EXTERIOR DETAILS

- **Allura®** Fiber Cement exterior siding & trim
- 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
- Landscaped front yard to developer requirement
- One exterior faucet
- Covered front entry and balcony w/ recessed can lighting
- **Amarr®** garage door, with **Craftsman®** garage door opener and two remote controls and exterior keypad
- **Feather River®** modern 3-Lite fiberglass front door

INTERIOR DETAILS

- **Aquadefy®** water resistant engineered hardwood flooring in living, kitchen & foyer
- 1/2"- 8lb rebond carpet pad with standard carpet stairs, all bedrooms and gameroom, per plan
- Distinctive door hardware with satin black finish
- **Energy Star®** rated multi-speed ceiling fan in all bedrooms, living room & gameroom per plan
- Interior electrical breaker service panel
- Folding stair access to attic
- Wood balusters with trim matched paint on stair rails
- Pre-wired for cable television & internet in family room, bedrooms, and gameroom, per plan
- Raised ceilings and rounded sheetrock corners
- **Kichler®** decorative light fixture package
- Recessed can lighting
- Smoke and carbon monoxide detectors, per code
- Two tone color paint scheme

KITCHEN DETAILS

- 3 CM custom Granite & Quartz countertop options with finished edges in kitchen and oversized island for informal dining, per plan
- Custom cabinetry with multiple color options 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 w/ vent hood
- Recessed can lighting
- Stainless steel 50/50 under-mount sink with high capacity garbage disposal unit

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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 recessed can lighting
- Distinctive faucets and bath accessories with satin black finish
- Elongated commode
- Separate shower with built-in seat and tile surround
- 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 black finish
- Elongated commodes
- Acrylic tub with tile shower walls
- Tile flooring

LAUNDRY ROOM DETAILS

- Convenient overhead storage shelf with clothing rod
- Interior laundry room **Aquadefy®** water resistant engineered hardwood flooring

CONSTRUCTION DETAILS

- 1 year workmanship, 2 year mechanical & 10 year structural warranty
- High quality laminated composition roof shingles with 30 year warranty
- Post tension foundation certified by an independent engineer

COMMUNITY DETAILS

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

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