

Tamarron 50 Executive

Katy, Texas 77494

Interior Features

- **Design Center**
- **Smart Home Automation:** Includes Smart Thermostat, Wireless Security at exterior doors, electronic deadbolt, Skybell® doorbell, smart lighting (one Z-wave switch included), Amazon Echo Dot®
- **Electrical Package** includes: Surge protection, decora rocker switches, under cabinet outlets, under cabinet lighting & 2 USB outlets
- **Cable and telephone wiring:** Master Bedroom, Family Room and Bedroom #2 (Study and Game Room if applicable)
- **Cultured marble vanity top with double sinks in Master Bath**
- Acrylic garden tub with separate shower and tile surround
- Semi-frameless shower enclosure in Master Bath
- **Elongated commodes in all baths**
- Pedestal sink in Powder Room
- Smoke detectors with carbon monoxide sensor in common areas
- **Metal stair parts with stained handrail**
- Wood shelving in all closets, pantry and utility room
- **18" Ceramic tile flooring at Entry, Family/Living/ Dining/Hall to Bedrooms First Floor (per plan), Utility, Kitchen/Breakfast and Bathrooms**
- Modern ceiling fans in Master Bedroom and Family Room (Study and Game Room if applicable)
- **Moen®** lifetime finish warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets throughout the home
- **Kwikset®** satin nickel lever door hardware

Kitchen Features

- **42" cabinets with crown moulding**
- **Stainless Steel Whirlpool® appliances (microwave, dishwasher & gas range)**
- **Granite countertops with straight edge**
- **Offset ceramic tile backsplash**
- Recessed lighting
- Stainless steel undermount kitchen sink with garbage disposal
- **Moen®** chrome faucet with pull-down spout
- **DuPure®** drinking water filtration system

Exterior Features

- **Landscape package** (including full sod front and back)
- **Mahogany wood front door** (with insulated glass selection specific)
- Full lite back door
- Covered Patio
- **Fully fenced rear yard with gate**
- Cast stone address plaque or metal, per elevation
- Front coach lamps (2)
- Garage door hardware/windows, per elevation
- **IKO®** Architectural Shingles - Limited Lifetime Warranty

Construction & Energy Features

- **Rinnai® tankless gas water heater**
- **High-efficiency 16 SEER Carrier®** air conditioning system with programmable thermostat and mechanical air ventilation
- HERS (Home Energy Rating System) Index
- **Uponor®** PEX Water Delivery System
- **LP Tech Shield® Radiant Barrier Roof**
- Third party quality inspections throughout construction process
- **10 Year Homebuyer's Warranty**
- **2 Year Mechanical Warranty**
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- **Fully sheetrocked and painted garage**
- Engineered post tension foundation
- **Bora-Care®** application to protect building materials against wood destroying insects
- **Double pane, Low-E, vinyl windows**

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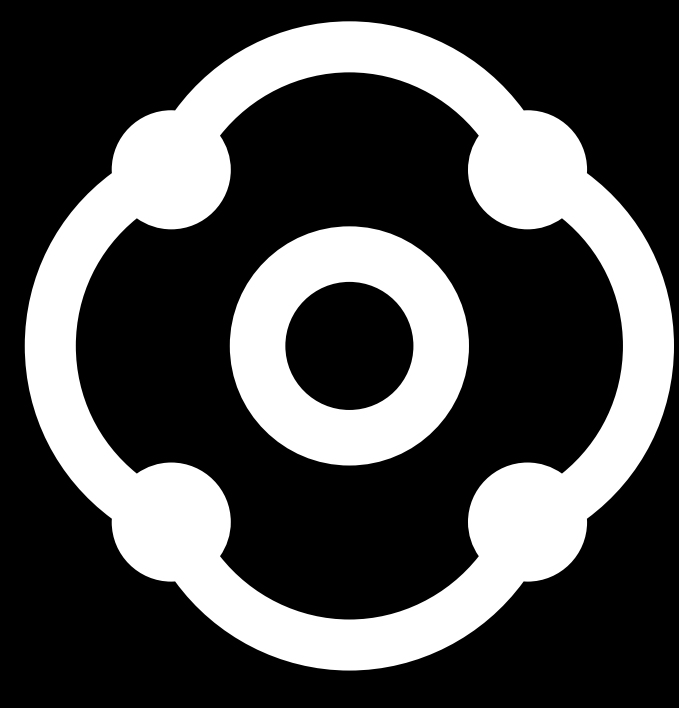
drhorton.com/smart-home

TAMARRON

County, City, Zip	Fort Bend County, Katy, Texas 77494	
MUD District	Fort Bend County MUD #182 & #188	
HOA	Tamarron Homeowners Association	
HOA Website	https://tamarronhoa.nabrnetwork.com	
Management Company	Inframark Community Manager: Alicia Newby Customer Care: (281) 870-0585 www.inframark.com	
HOA Annual Dues	All Sections:	\$1,250
	Gated Sections:	\$1,550
Transfer Fee	All Sections:	\$225
	Gated Sections:	\$225
Cap Fee	All Sections:	\$1,250
	Gated Sections:	\$1,550
School District/Schools	LAMAR CONSOLIDATED ISD Tamarron Elementary (K-5) Roberts Middle (6) Leaman Junior High (7-8) Churchill Fulshear High (9-12)	KATY ISD Campbell Elementary (K-5) Adams Junior High (6-8) Jordan High (9-10) Tompkins High (11-12)
County Tax Rate	1.7948	1.9045
MUD Tax Rate	1.27	1.27
Total Tax Rate	3.0648	3.1745
Gas Provider	Si Energy – (281) 778-6250	
Electric Provider	www.powertochoose.com	
Phone/Cable TV Provider	Comcast – (800) 266-2278 Consolidated Communications – (800) 449-7283	
Water/Trash	Fort Bend County MUD #182 & #188/Si Enviro – (832) 490-1600 Texas Pride – (281) 342-8178	
Post Office	1331 Pin Oak Drive Katy, Texas 77494 (Bring copy of HUD statement, survey & picture ID)	

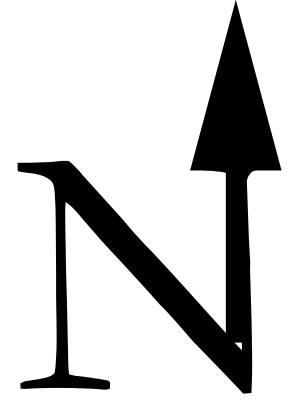
Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only and a representation of warranty that the information is correct. The companies, providers, schools, rates, and fees listed above are outside of D.R. Horton's control and are subject to change at any time. 01/20/2022



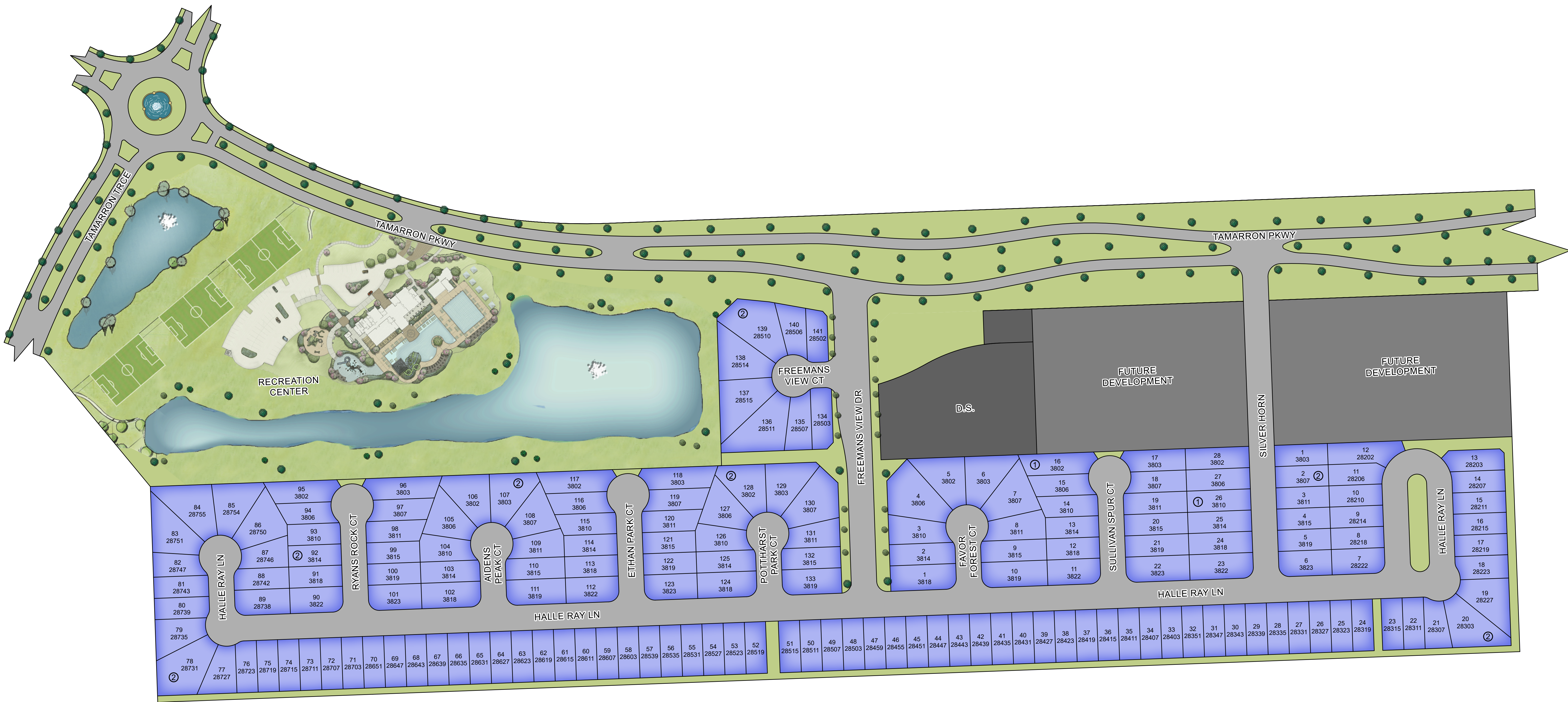


TAMARRON

A D.R. Horton Community



- SOLD HOMES
- AVAILABLE HOMES
- CLOSED HOMES



Section 60



The site plan depicted is an artist rendering and may not depict the exact locations of the site, lots and features. The plan, lots and all improvements shown above are subject to change. Lots are subject to availability. Contact the community Sales Counselor for more information. 10/2021

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