

City Gate

Houston, Texas 77047

Interior Features

- **Smart Home Automation:** Includes Smart Thermostat, Wireless Security at exterior doors, electronic deadbolt, Skybell® doorbell, smart lighting (one smart switch included), Amazon Echo Dot®
- Cable and telephone wiring – Bedroom 1, Family Room and Bedroom 2 (Study & Game Room if applicable)
- **Elongated commodes in all baths**
- Cultured marble vanity top with double sinks in Bathroom 1
- **Oversized walk-in shower and tile surround in Bathroom 1**
- Tub with tile surround in secondary bath
- **Chrome single lever vanity faucets**
- Smoke detectors with carbon monoxide sensor in common areas
- **Mohawk Carpet** with 3M Scotchgard™ Protection
- Wood shelving in all closets, pantry and utility room
- **Ceiling fan with light in Bedroom 1 and Family Room**
- **2" smooth white blinds in designated areas**

Kitchen Features

- **42" Painted cabinets with crown molding**
- Stainless Steel Whirlpool® gas range, dishwasher. Built-in microwave, and Luxury Stainless Venthood (plan specific)
- **Silestone countertops with straight edge with single bowl undermount stainless steel sink**
- **Moen®** chrome faucet with pull-down spout
- **Decorative tile backsplash**

Exterior Features

- **Modern Elevations**
- **Landscape Package, including front yard sod & irrigation**
- **Front yard maintenance provided by HOA**
- Covered patio
- **Fully fenced rear yard with gate**
- Modern entry door with glass (per elevation)
- Full lite rear patio door
- Two exterior coach lamps on front elevation
- Garage door with windows

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**
- **LP Tech Shield® radiant barrier roof decking**
- 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-paned, Low-E, vinyl framed windows**

City Gate - 2830 Bethnal Garden Way, Houston, Texas 77047 - drhorton.com/houston

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CITY GATE

County, City, Zip	Harris County, Houston, Texas 77047
MUD District	Harris County MUD #390
HOA	City Gate Community Association, Inc.
Management Company	Inframark Community Manager: Alicia Newby Customer Care: (281) 870-0585 www.inframark.com
HOA Annual Dues	\$1,200
Transfer Fee	\$225
Cap Fee	\$1,200
School District/Schools	HOUSTON ISD Law Elementary Thomas Middle Worthing High
County Tax Rate	2.330662
Harris County MUD #390 Tax Rate	0.70
Total Tax Rate	3.030662
Gas Provider	Si Energy - (888)468-7007
Electric Provider	www.powertochoose.com
Phone/Cable TV Provider	AT&T - (844) 288-5093 Comcast - (800) 266-2278
Water/Trash	City of Houston - (713) 371-1400 Texas Pride Disposal - (281) 342-8178
Post Office	3030 W. Fuqua Street Houston, Texas 77045 (Bring copy of HUD statement & 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. 01/18/2022



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America's Builder

CITY GATE

CITY GATE PRICING IS NON-NEGOTIABLE SEE SALES REP FOR INCENTIVES

PLAN	DESCRIPTION	STARTING AT
ONE STORY		
<i>Brooke</i> 1396 sq ft	3 Bedroom, 2 Bath, 2 Car Garage, Dining, Covered Patio	\$302,990 (Elevation N) \$303,990 (Elevation M)
<i>Diana</i> 1535 sq ft	3 Bedroom, 2 Bath, 2 Car Garage, Breakfast Nook, Covered Patio	\$313,990 (Elevation M) \$314,990 (Elevation N)
(Model) <i>Paula</i> 1617 sq ft	3 Bedroom, 2 Bath, 2 Car Garage, Dining, Covered Patio	\$318,990 (Elevation N) \$319,990 (Elevation M)
<i>Chicago</i> 1670 sq ft	4 Bedroom, 2 Bath, 2 Car Garage with 4' Storage, Dining, Covered Patio	\$320,990 (Elevation N) \$322,990 (Elevation M)
TWO STORY		
<i>Denver</i> 1813 sq ft	3 Bedroom, 2.5 Bath, 2 Car Garage, Breakfast Nook, Game Room, Covered Patio	\$334,990 (Elevation M) \$337,990 (Elevation N)
<i>Hanna</i> 2042 sq ft	4 Bedroom, 2.5 Bath, 2 Car Garage, Dining, Game Room, Covered Patio	\$342,990 (Elevation M) \$343,990 (Elevation N)
<i>Kate</i> 2227 sq ft	4 Bedroom, 2.5 Bath, 2 Car Garage, Dining, Game Room, Covered Patio	\$350,990 (Elevation M) \$351,990 (Elevation N)
(Model) <i>Rachael</i> 2322 sq ft	4 Bedroom, 2.5 Bath, 2 Car Garage, Dining, Game Room, Covered Patio	\$361,990 (Elevation M) \$364,990 (Elevation N)
<i>Sally</i> 2393 sq ft	4 Bedroom, 2.5 Bath, 2 Car Garage, Dining, Game Room, Covered Patio	\$364,990 (Elevation N) \$365,990 (Elevation M)

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