

RESERVE AT KATY – THE TRACE | Outstanding Features

FOUNDATION AND FRAMING

- Professionally engineered post-tension slab
- Engineered flooring system in all two-story homes
- Taexx® in-wall pest control system
- Borate termite pre-treatment by HomeTeam Pest Defense®
- 3rd party multi-stage quality assurance inspections

EXTERIOR FEATURES

- 5-inch seamless gutters on all horizontal roof lines
- 30 year composition shingles
- Ridge vents with continuous soffit vents
- Covered back patio with ceiling fan (per plan)
- Weatherproof exterior outlets at front and rear of home
- Insulated garage door
- Garage door opener with two remotes
- Cedar fence with gate (per developer requirements)
- Cast-stone address block
- Picture framed, broom-finished driveway, walkways, and patio
- Full brick front porch on brick elevations
- Wide array of Acme or Boral® brick selections (per elevation/per plan)
- Multiple exterior paint color scheme choices by Sherwin Williams®
- Programmable full irrigation system by Rain Bird®
- Hose bibs conveniently located at front and rear of home
- Professionally designed landscaping with fully sodded yard
- 8-foot front door (choice of knotty alder or mahogany)
- 8-foot full light back patio door (per plan)
- Designer coach light at entry and garage (per plan)

INTERIOR FEATURES

- Ceramic tile flooring in foyer, extended entry, kitchen, breakfast area, pantry, laundry, and all bathrooms
- 5-1/4" baseboards on first floor
- Crown molding in foyer, dining, and master (per plan)
- Modern Decora® light switches
- 36" fireplace with decorative gas logs and remote

- Ceiling fan with light fixture in great room, master, and game room
- All secondary bedrooms are blocked and wired for ceiling fans
- Rounded sheetrock corners
- Designer staircase with stained oak handrail and wrought iron balusters
- V-Groove full light French doors at study (per plan)
- Pre-wired for security alarm system
- 8-foot raised panel interior doors on first floor
- Innovative one and two-story designs
- Interconnected smoke detectors throughout
- Cat 5 and RG6 data prewire in bedrooms, game room, family and Cat 5 in kitchen
- Pre-wire surround sound-media room (per plan)
- Smart Home Technology package

KITCHEN

- 42" stained J-Kraft Inc. cabinets with multiple door styles and stains to choose from
- Flush mount LED lighting
- Ceramic tile backsplash
- Chrome Kohler® pull-down faucet
- Built-in Whirlpool® appliance package
 - Stainless steel dishwasher
 - 30" stainless steel oven
 - 36" stainless steel gas cooktop
 - Stainless steel microwave
- Designer tile flooring in kitchen and breakfast area
- 3 cm granite countertop with undermount sink
- Walk-in pantry (per plan)
- Oversized center island with 2 pendant lights
- Jamb switch at pantry
- Expansive breakfast area

MASTER & POWDER BATHROOMS

- 3 cm granite countertops with undermount sinks
- Chrome Kohler® plumbing fixtures
- Sterling by Kohler® soaking tub or free-standing tub
- Framed mirrors at master and powder baths

2327 Harstad Manor Drive | Katy, TX 77494 | 281.392.0190

Priced from the \$400,000s | ReserveatKaty.com

Sales Center Open: Monday-Saturday 10 am – 6 pm, Sunday Noon – 6 pm

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

RESERVE AT KATY – THE TRACE | Outstanding Features

- Elongated commode
- J-Kraft Inc. stained cabinets with multiple door styles to choose from
- Designer tile flooring and tub surround
- Linen closet (per plan)
- Oversized master closet (per plan)

SECONDARY BATHROOMS

- Designer tile flooring and tub surround
- Stain grade J-Kraft Inc. cabinets
- Wide variety of Marlana™ countertop styles to choose from
- Chrome Kohler® plumbing fixtures
- Elongated commodes

LANDSCAPING

- Full yard sodded
- Full irrigation system
- Professionally designed Landscaping

SAFETY & ENERGY EFFICIENCY

- All homes built to high energy-efficient standards exceeding all state energy codes
- Energy efficient LED lighting throughout home
- Carrier® high efficiency 16 SEER system with Puron® refrigerant
- Energy efficient insulation with ply sealant around base plates, doors, and windows
- Vinyl "low e" double pane windows with tan or white vinyl frames
- Honeywell digital thermostats

- R-22 fiberglass batt insulation in knee walls and sloped ceilings
- R-30 fiberglass blown and/or bat insulation in flat ceiling
- High-efficiency tankless water heater by Rinnai®
- Smoke detectors
- High efficient Carrier air conditioning
- Radiant barrier decking

WARRANTY

- 1 year workmanship and materials warranty
- 2 year plumbing/HVAC/electrical warranty
- 10-year structural warranty

INTERIOR DESIGN CONSULTING

- All home buyers at The Trace are provided with two 3-hour design consultations from our staff of full time interior design professionals when making their selections at The Trace's Design Center. This allows you the privilege to personalize your home from a vast array of design choices to meet your family's lifestyle.

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For Directions and information about other Toll Brothers communities, visit TollBrothers.com
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