



Rose Ranch

From the \$130's

6030 Wildbriar Lane
 Richmond, TX 77469
Phone: (281)762-2452
Fax: (281)341-0698

Sales office hours:

Tues - Sat: 9 am - 6 pm
 Sun - Mon: Noon - 6 pm



Paul Tones
Spanish

Driving Directions

From US 59 South:

Exit FM 762, Left on FM 762, Right on FM 2977, Right on Bryan Rd, Left on Rose Ranch Blvd, Right on Wildbriar Lane

Tax Information

Estimated Tax Rate: \$3.16 per \$100 of appraised valuation

Home Owners Association

Rose Ranch Property Owners Assoc.
 Estimated HOA Dues: \$425 per year

Schools

Lamar CISD

- Meyer Elementary School (Elementary School)
- Navarro Middle School (Middle School)
- George Junior High School (Junior High School)
- Terry High School (High School)

Community Details

Located in the Richmond-Rosenberg area, Rose Ranch has the best of both worlds; residents can experience quiet country living, with the accessibility of the city. There are shopping centers, grocery stores and restaurants all nearby, or just get on US 59 to make the short trip into downtown Houston. Rose Ranch is the perfect spot for your new Pioneer Home!

Amenities

- Family-oriented community located in southwest Houston just off FM 2977 in Richmond
- Enjoy quick access via US-59 and the Grand Parkway to local venues and downtown Houston
- Close proximity to area shopping (First Colony Mall, West Oaks Mall and Katy Mills Mall), grocery stores and restaurants
- Near the Brazos River and Brazos Bend State Park
- Little League baseball at the Richmond-Rosenberg YMCA
- Lamar Consolidated ISD

Available Homes

Listed below are homes for sale in the community that are already under construction or ready for immediate move-in.

Address/Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price	Stage
6007 Wildbriar Ln 4781 A / Putnam II	1596	1.0	3	D	2/0	2.0	\$149,990	Ready Now!
6030 Wildbriar Ln 4781 D / Putnam II	1596	1.0	3	D	2/0	2.0	\$159,990	Ready Now!
6019 Wildbriar Ln 4817 A / Kendelton	1854	1.0	3	D	2/0	2.0	\$159,990	Ready Now!
2927 Sage Bluff Ave 5356 F / Stuart V	2126	1.0	4	D	2/0	2.0	\$169,990	6

Community Plans

These are the floor plans that we build in this community.

Colony Series

Plan	~Sq.Ft.	St	Br	M	Ba	Ga	Price
4787 / Helmsley	1237	1.0	3	D	2/0	2.0	\$138,990
4781 / Putnam II	1596	1.0	3	D	2/0	2.0	\$150,990
4784 / Godfrey II	1748	1.0	4	D	2/0	2.0	\$152,990
4817 / Kendelton	1845	1.0	4	D	2/0	2.0	\$159,990
5345 / Warrenton XIX	1832	1.0	4	D	2/0	2.0	\$159,990
5386 / Dennison	1986	1.0	4	D	2/0	2.0	\$161,990
5356 / Stuart V	2112	1.0	4	D	2/0	2.0	\$166,990
4800 / Huntington II	2264	2.0	4	D	2/1	2.0	\$171,990
4794 / Eaglewood II	2477	2.0	4	U	2/1	2.0	\$173,990
5349 / Delfina II	2437	2.0	4	D	2/1	2.0	\$183,990



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Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage of these plans were made from exterior dimensions less attached garage, if appropriate. A/C square footage is the same area less thickness of exterior walls of the same area. Square footage calculations are made based on plan dimensions only and may vary from finished square footage of the home as built. The accuracy of property tax rates, homeowners' association fees, and school district information displayed on this web site is not guaranteed by MHI or any affiliated companies. This information has been provided by third parties and is subject to change without notice. It is recommended that you ascertain the correct property tax rates, homeowners' association fees, and school district information from the appropriate authorities before you make a decision to purchase. © 2006 - 2012 Pioneer Homes, All Rights Reserved. 2/4/2012

Features - Standard Features

Ideal Kitchens

- Durable 8" deep stainless steel sink with garbage disposal
- Granite countertops, available in a variety of colors, offer a solid and durable surface
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen and breakfast area offers durability and low maintenance for quick clean-ups
- A convenient spice rack in the pantry adds function and storage
- Custom quality oak accented cabinetry with adjustable shelves on 42" upper cabinets maximizes use of space
- Elegant crown moulding on kitchen cabinetry
- Recessed can lighting (per plan)
- A drinking water purification system at the kitchen sink and water line to the refrigerator reduces chlorine and sediments and improves the overall taste, clarity and water quality
- Island work centers on many plans
- Energy Star rated dishwasher maximizes efficiency
- Exterior vented microwave oven
- GE® Superior quality appliance package includes gas range, spacesaver microwave and dishwasher

Dramatic Interiors

- Rounded sheetrock corners throughout the home (with the exception of the windows) softens the look of the interior
- Choice of plush carpet with a quality pad
- Chair rail in formal dining room lends an air of elegance
- Elegant crown moulding in selected areas lends a classic look to the interior
- Dramatic entries with your choice of ceramic tile
- Environmentally friendly interior paint with contrasting wall and trim color
- Custom designer lighting package
- Satin nickel finish door hardware
- Raised panel interior doors
- Award-winning designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Convenient indoor laundry area with

- custom shelves and rod
- Nine-foot ceiling heights in many areas add spaciousness (per plan)

Luxurious Baths

- Separate glass-enclosed shower with tile surrounds (some plans)
- Elongated commode in all baths
- Moen® chrome plumbing fixtures in all baths for a timeless look
- Cultured marble window sill and wall caps in master bath for lower maintenance
- Cultured marble vanity tops with integral sinks in master and secondary baths
- Cultured marble seat (some shower enclosures)
- His & Hers vanities in master bath
- Luxurious garden tub in master bath for ultimate relaxation
- Ceramic tile flooring in master and secondary baths
- Ceramic tile shower surrounds in secondary baths
- Ceramic tile surrounds in master bath
- Custom quality oak stained vanities in all baths
- A/C vent(s) in master walk-in closet(s)
- Fluorescent lighting in master closet(s)
- Magazine rack in master water closet
- Raised ceilings in master closets with seasonal storage (per plan)
- Walk-in closets (in designated areas)

Classic Exteriors

- Elegant stained mahogany front door
- Seamless aluminum gutters (in designated areas)
- Choice of award winning exterior elevations
- Prewired for garage door openers
- Amazing James Hardie® masonry siding, soffit and fascia. Termite and flame resistant.
- Oversized homesites available
- Fully sodded front yard
- Professionally designed landscape package enhances curb appeal
- Custom cast stone address plaque with logo
- Choice of exterior trim color(s) from color palette
- Six-foot cedar fenced back yard for added privacy

- Satin finish exterior hardware

Comfort & Energy Saving Features

- Anti-scald valves to prevent accidental burning in showers and tubs
- FlowGuard Gold® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving gas water heater(s)
- Pre-plumbed for a water softener loop for added convenience.
- Vinyl framed windows with tilt out sash and double-pane, low-e glass for energy efficiency
- 16 SEER high efficiency air conditioning system(s)
- 95% efficient furnaces with variable speed motors that help with humidity control
- A carbon monoxide detector is installed for added peace of mind (designated areas)
- Additional A/C return in master bedroom for better comfort
- Balanced air pressure which comes from jump ducts, returns or transfer grills allows the HVAC system to function at peak efficiency
- Soffit vents, ridge vent and/or air hawk ventilation system
- Dual or zoned A/C system (per plan)
- Filtered, fresh air intake ventilator system provides fresh air into the home refreshing old, stale air
- High performance media air filter cleans air more efficiently than standard fiber filters
- Programmable comfort center thermostat with humidistat control maximizes home comfort year round
- R-22 insulation in non-flat ceiling areas
- R-38 fiberglass insulation in air conditioned flat ceilings
- Radiant barrier roof decking in the attic drastically lowers attic temperature reducing heat being transferred into the home and extending air conditioner life
- Energy Star rated ceiling fans
- Superior quality reversible ceiling fan with light kit in family room, master bedroom and game room
- Homes built to meet stringent Environments for Living™ Platinum Level criteria



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- Homes Engineered, Inspected, and Certified by a third party in accordance with the high wind provisions of the 2006 International Residential Code
- Standard connections for both gas and electric clothes dryer
- We performance test every home for air leakage
- R-15 insulation in exterior air conditioned walls

Decorator Consultant at the Design Center

- We are so confident in the quality of our homes, we offer a 2-year warranty on materials and workmanship and a 10-year structural warranty providing you with the added assurance and peace of mind that your new home will deliver the value and enjoyment you deserve.

Extra Touches

- Plywood tongue and groove subfloor; nailed, glued and screwed
- All bedrooms and game room blocked for ceiling fans
- Fully installed alarm system with monitoring by On Duty included in the HOA dues for Grand Mission residents.
- Master bath pre-wired for a glass break detector
- Prewired for cable TV in family room, master bedroom and game room (if applicable)
- Prewired for phone in kitchen and master bedroom
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high speed Internet access
- Engineered flooring system drastically reduces floor noise caused by joist shrinkage, building a strong, solid and secure floor
- Exhaust fan in all baths
- Exhaust fan and air-conditioning duct in walk-in utility room
- Breaker box in garage
- Flexible designs allowing you to customize your home to fit your lifestyle - limited only by building codes, deed restrictions, your budget and your imagination
- On site custom framing
- Our homes are engineered, inspected and certified to meet the minimum wind speed requirements of the International Residential Code. The use of special clips, straps and anchors in the construction of our homes creates added peace of mind and protection for you and your family living on the Gulf Coast.
- Personal interview with a Professional



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