

Feature Sheet

Home Highlights

- Modern 2-story home in a quiet community setting
- **\$4,000** full home water treatment system
- **\$1,200** upgrade package: patio fan, lights above center island, and dining room light fixture • Covered patio

Smart Home Automation

- Smart thermostat
- Wireless security at exterior doors
- Skybell® video doorbell
- Smart lighting (one Z-wave switch)

Kitchen Features

- 42" cabinets with crown moulding
- Granite countertops with straight edge
- Stainless steel single-bowl undermount sink with disposal
- Moen® chrome pull-down faucet
- Stainless Steel Whirlpool® appliances (microwave, dishwasher, gas range)
- Pentair® five-stage reverse osmosis system (upgraded from standard builder filtration) ~\$500

Construction & Energy Features

- Rinnai® tankless gas water heater
- High-efficiency 16 SEER Carrier® AC with programmable thermostat
- Uponor® PEX water delivery system
- LP Tech Shield® radiant barrier roof decking
- Engineered post-tension foundation
- Bora-Care® termite protection treatment
- Double-pane Low-E vinyl windows

.....
Average monthly **WATER** cost: \$80

Average monthly **GAS** cost: \$25

Average monthly **ELECTRIC** cost: \$150-\$225

About the Community

Caldwell Ranch is a growing master-planned community in Iowa Colony, offering peaceful suburban living with quick access to Pearland, Sugar Land, and Houston. Residents enjoy family-friendly amenities including a refreshing community pool with waterslides, playgrounds, and scenic walking trails. The neighborhood is close to Alvin ISD schools, shopping, and dining, making daily life convenient and enjoyable. With a variety of floor plans available, Caldwell provides options to suit different lifestyles and preferences. It's a community that blends comfort, convenience, and connection—an inviting place to call home.