



Cane Island: Brookstone and Vista Collections

6706 Abilene Drive | Katy, TX 77493 | 888-671-8175



From \$324,990s - \$401,990s

Square footages from the 2,393s to the 3,359s

Don't Wait! Limited Brookstone Collection floor plans with a 3 car garage option are NOW AVAILABLE in Lennar at Cane Island! See a New Home Consultant for more details on home site availability and size, pricing, available floor plan options, and more!

Cane Island features the enchanting Brookstone and Vista Collections of homes by Lennar. These plans offer spacious and open floor plans, gorgeous exteriors, and highly desirable included features. You will love the wonderful included plan amenities such as an open island kitchen, a cozy breakfast nook, an elegant formal dining room, a first floor master suite, generous walk-in closets, a large utility room with freezer space, and an even relaxing covered rear patio!

Contact(s): Steven Trubatsky
Phone: 888-671-8175 832-913-8597
Hours: Mon. 10:00 - 6:00
Tues. 1:00 - 6:00
Wed. 1:00 - 6:00
Thurs. 10:00 - 6:00
Fri. 12:00 - 6:00
Sat. 10:00 - 6:00
Sun. 12:00 - 6:00



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Community Amenities:

Aerobics Studio

The tranquil also Yoga Studio features weekly barre & yoga classes, as well as spin bikes.

Community Center

The Amenity Center in Cane Island offers an abundance of activities and opportunities to connect with family, friends, and the community.

Fitness Center

Residents of Cane Island enjoy an on-site 24/7 fitness center filled to the brim with a variety of state-of-the-art fitness equipment.

HOA

Cane Island Community Association: 281-870-0585 / Annual Dues: \$1,150 Transfer Fee: \$300 / Capitalization Fee: \$1150

Lake/Pond

Glittering lakes run through the community, connecting residents with the beauty of their natural environment.

Park

The Lawn is a great place for residents to enjoy some outdoor fun with an impromptu soccer game, or summertime community movies.

Swimming Pool

Residents of Cane Island can make a splash at the Aquatics Recreation Center with a children's pool that boasts fun water features such as waterfall buckets and a slide, as well as poolside cabanas for cooling off in the shade. Nearby is a tranquil lap pool and lounge area for fitness and relaxation.

Trail

The Cane Island trail system features miles of winding trails that run like ribbons through the community, and provide a charming view of the community.

Community Services:

Cable TV

Comcast
800-266-2278

Fire Admin

Katy Fire Department
281-391-3500

Hospital

Memorial Hermann Hospital - Katy

Hospital

Methodist West Hospital - Katy

Hospital

Texas Children's Hospital - Katy

Library

Harris County Library - Katy Branch
281-391-3509

Police Admin

Katy Police Department
281-391-4848 Non-

Post Office

USPS: Katy Branch
281-829-5062

Shopping

HEB

Emergency

Shopping

Katy Mills Mall

Shopping

Walmart Supercenter

Tax Rate

3.61

Electric Company

Reliant Energy
888-890-1536

Garbage Collection

Republic Waste
281-446-2030

Gas Company

Centerpoint Energy
713-659-2111

Telephone Company

Consolidated
Communications
936-634-8861

Waste Water Company

City of Katy
281-391-4801

Water Company

City of Katy
281-391-4801

Amenities provided by developer.



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Driving Directions

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Radford II 3796

by Lennar

2,413 Square Feet

4 Bedrooms

1.5 Stories

3.5 Bathrooms

Starting at \$328,990

2 Car Garage

The spacious two-story Radford II floor plan by Lennar features an inviting front porch and entry foyer, an island kitchen with a walk-in pantry and open dining room that offers access to a covered rear patio, an open family room with the option to add a corner fireplace, and a walk-in utility room. The first floor master bedroom features an en suite master bathroom with dual sinks, separate shower and tub, a private toilet enclosure, and a large walk-in master closet. The second floor features a large game room and a powder bathroom, or the option to add a fifth bedroom and full bathroom. The Radford II floor plan also includes the options to add a first floor study at the second bedroom.

The Radford II B

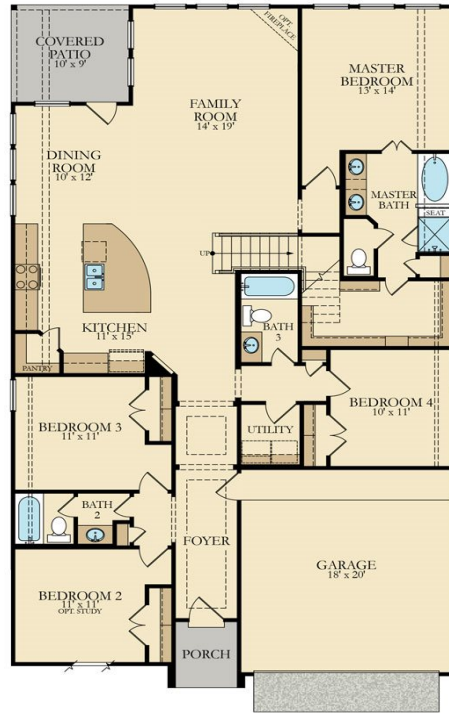




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Radford II 3796 [Floor 1]



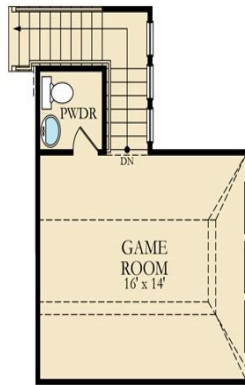
** Plans and elevations are artist's renderings and may contain options, which are not standard on all models. Lennar reserves the right to make changes to these floor plans, specifications, dimensions and elevations without prior notice. Stated dimensions and square footage are approximate and should not be used as representation of the home's precise or actual size. Any statement, verbal or written, regarding "under air" or "finished area" or any other description or modifier of the square footage size of any home is a shorthand description of the manner in which the square footage was estimated and should not be construed to indicate certainty.*



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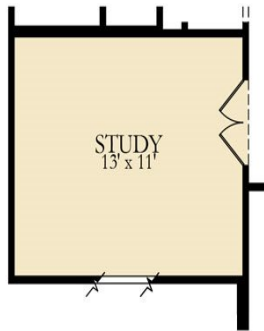
Radford II 3796 [Floor 2]



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Radford II 3796 [Floor 1 Optional Study at Bedroom 2]

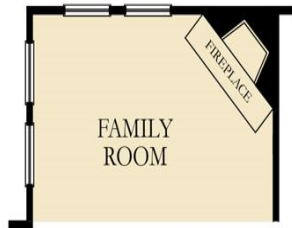
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Radford II 3796 [Floor 1 Optional Fireplace at Family Room]



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