

cáceres

YOUR LIFE INSIDE THE LOOP
CUSTOM HOMES, VILLAS & TOWNHOMES

LOCATION: 207 Reinerman, Houston, TX 77007

Located on Reinerman St. between Memorial Drive and Washington Ave., on the edge of Memorial Park and just 3 minutes from downtown Houston.

THE COMMUNITY: The eight acre, Spanish-inspired master plan of homes, streets, community pool and a central park exist within a gated community. The pristine white-washed architecture of Cáceres is inspired by the “pueblo’s blancos” of Andalusia, Spain.

Upon completion, there will be:

- 19 custom homes
- 33 villas
- 66 townhomes

ARCHITECTURE: Townhomes and villas were designed by Preston Wood and Associates. The custom homes, villas and townhomes of Cáceres combine solid construction with extreme attention to detail. Every tile, stone and wrought-iron embellishment exudes craftsmanship.

PRIVACY: Inside the wrought-iron entry gates, Cáceres residents enjoy the peace-of-mind of being behind a gate that is attended 24 hours a day, seven days a week.

OUTDOOR AMENITIES:

- Green space living- almost every home enjoys a view of one of the six parks within the Cáceres community
- White stucco walls that are reminiscent of the Spanish “pueblos blancos” fortified hilltop villages
- Gas lanterns throughout the community
- Landscape lighting throughout Cáceres provides a warm, welcoming glow after dusk
- Some with roof top terraces and some with adjacent bar and optional fireplaces
- Optional outdoor kitchens available on most homes
- Multiple outdoor areas on each home- balcony, porch, or rooftop terrace with room to grill
- Green homes feature tankless water heaters, Icynene foam insulation, and zoned A/C units
- Cáceres Caliza pool and outdoor cabana with fireplace

INDOOR AMENITIES:

- Gourmet kitchens with stainless steel Viking appliances, including a 36” gas range, two-door refrigerator/freezer with ice-maker, microwave and Game Room bar refrigerators
- Customized elevators standard in most of residences, accessible to all floors
- Natural stone staircases with custom design wrought-iron stair rails
- Hardwood, natural stone and porcelain flooring in living spaces
- Master baths with spa tubs, glass showers and dual sink vanities
- Oversized master closets
- With early purchase, ability to totally customize with an array of selections including: flooring, paint, trim, tile, hardware, fixtures and lighting

SCHOOLS: The school district is HISD; schools include Memorial Elementary, Hogg Middle School and Lamar High School

TAXES: The 2010 tax rate for Rice Military is estimated at 2.5242% before the homestead exemption.

HOA: The HOA fees are \$4,620/year for the townhomes and villas and \$6,120/year for custom homes.

www.caceresliving.com