

# 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

**DEVELOPER:** Cáceres was co-developed by Yancey-Hausman and Röhe & Wright Builders, designed by Preston Wood & Associates and built by Black Diamond Builders and Röhe & Wright Builders.

**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.

**AMENITIES:** 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 80% 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 2008 tax rate for Rice Military is estimated at 2.523% before the homestead exemption.

**HOA:** The HOA fees are \$4,200/year for the townhomes and villas and \$5,400/year for custom homes.

**ARCHITECTURE:** Townhomes and villas were designed by Preston Wood and Associates and created by award-winning custom homebuilders Black Diamond Builders and Röhe & Wright Builders. 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.

[www.caceresliving.com](http://www.caceresliving.com)