



Ravenna

7502 Ciano Lane

Price range: \$725K - \$1.8M



- Gated community*
- Zoned to Memorial High School
- 77' Resort Style Pool and Club House
- Oversized Dog Park
- Italianate design featuring imported barrel tile roofs
- Centrally located - just minutes away from Downtown, the Energy Corridor, and the Galleria
- Easy access to the Katy Toll Road
- Homes ranging in square footage from 2,500 to 6,000 sqft

* When development is complete
Gate is manned 7PM-7AM Mon-Fri and all weekend

For More Information

Maya Blanton
Sales Consultant

Renee Davy
Sales Consultant

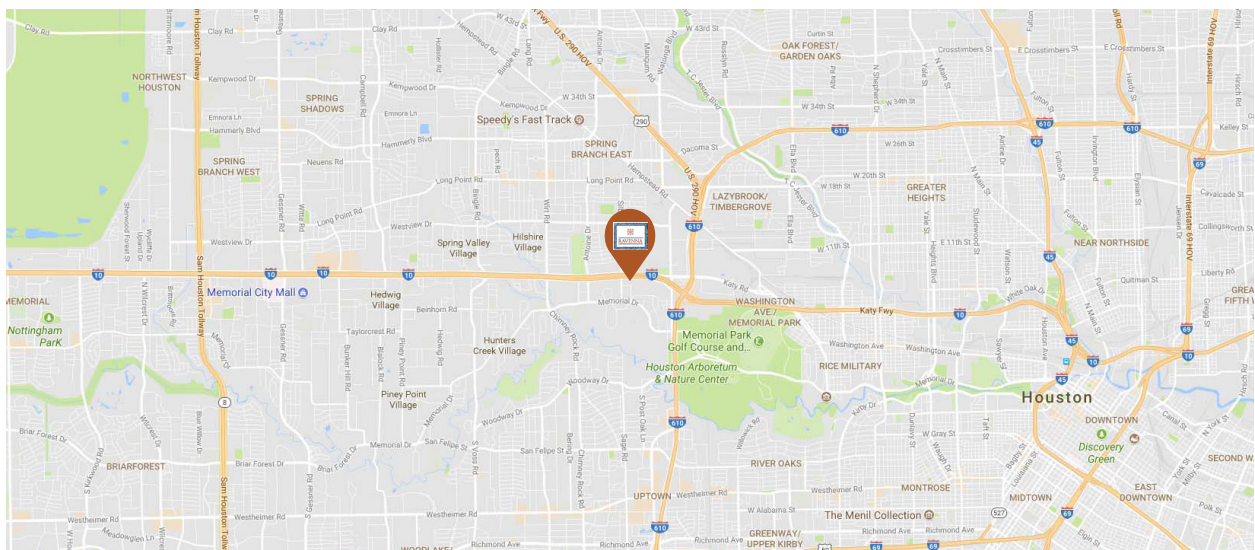
☎ 713-444-5888 713-456-9861

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Site Plan



Location





Custom Features

Elegant Exteriors

- Custom architecture with modern interior design
- Eight-foot mahogany entry door
- Full gutters around entire home
- Many 3-car garages with ample storage space
- Professionally designed landscape package
- Energy efficient, double pane windows with Low-E insulated glass
- Elegant exterior coach lighting

Inspiring Interiors

- 7½" wide wood plank floors
- Wrought iron spindles
- Five-piece crown molding in main living area
- Eight-inch base molding in main living area
- Eight-foot solid core interior doors
- Optional private residential elevator (per plan)
- Elegant stairways with hardwood treads
- 12' ceilings in living areas

Luxurious Master Suites

- Natural stone tile floors and shower surrounds
- Oversized soaking tubs
- Oversized glass-enclosed shower
- Dual vanities
- Framed mirrors
- Oversized walk-in closets with many built-ins

Gourmet Kitchens

- Spacious gourmet kitchens
- Natural stone countertops
- Miele Stainless 36" cooktop
- Miele Stainless single conventional/convection oven
- Miele Stainless microwave/convection oven
- Miele Stainless fully integrated dishwasher
- Miele Stainless vent hood
- Under mount sinks with garbage disposal
- Natural Stone backsplash
- Insinkerator 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting

Quality Construction

- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room

Continuing a policy for constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. *Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. All Rights Reserved. ©Ravenna Houses 2020





Eco-Hip™ for Sustainable Green Living

- Ravenna Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Air sealing package
- Navien tankless water heaters
- CertainTeed Air Renew Drywall provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- Toughrock® Mold-Guard™ Gypsum Board with enhanced protection against mold and moisture
- DOW WEATHERMATE™ weather barrier system
- Energy efficient HVAC systems with independent zoning of each floor level for controlled comfort and efficiency
- Programmable thermostats
- Low-E double paned energy efficient metal-clad wood windows
- Energy Star® appliances
- Duct blaster and blower door testing
- Low VOC paint
- Rohl and Price Pfister plumbing package

Building Partners



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7534 Viano Ln.

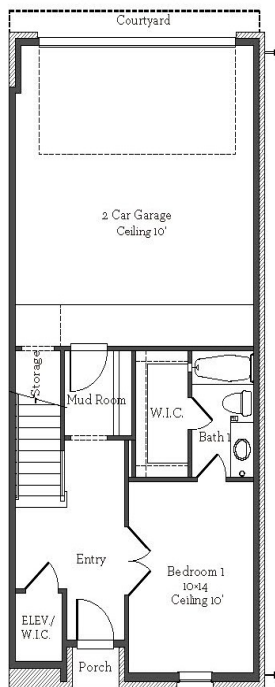
💰 \$825,000

🛏️ 3 Bedrooms

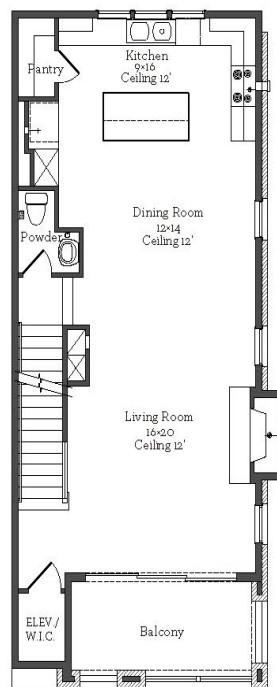
🚿 4.5 Bathrooms

🏠 3,068 sqft

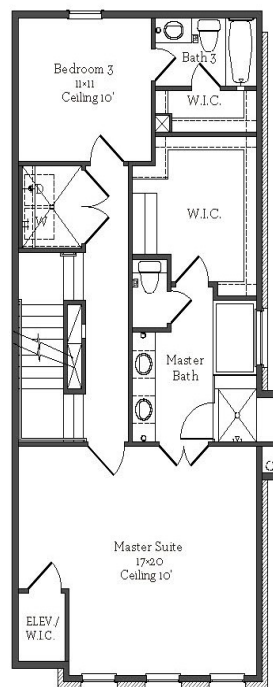
- Courtyard behind garage
- Living room opens up to balcony
- Master bath connects to enormous walk-in closet
- Covered roof deck on fourth floor



First Floor
512 sqft



Second Floor
903 sqft



Third Floor
1039 sqft



Fourth Floor
614 sqft

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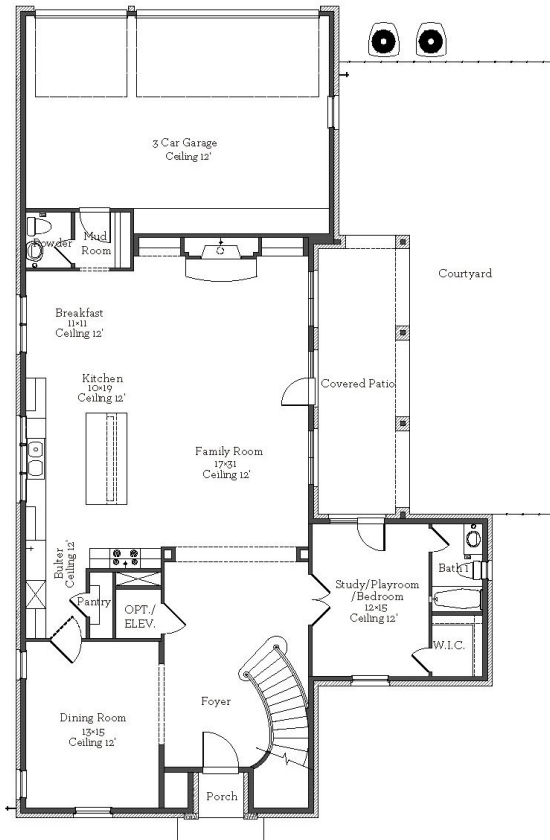
💰 \$1,450,000

🛏 5 Bedrooms

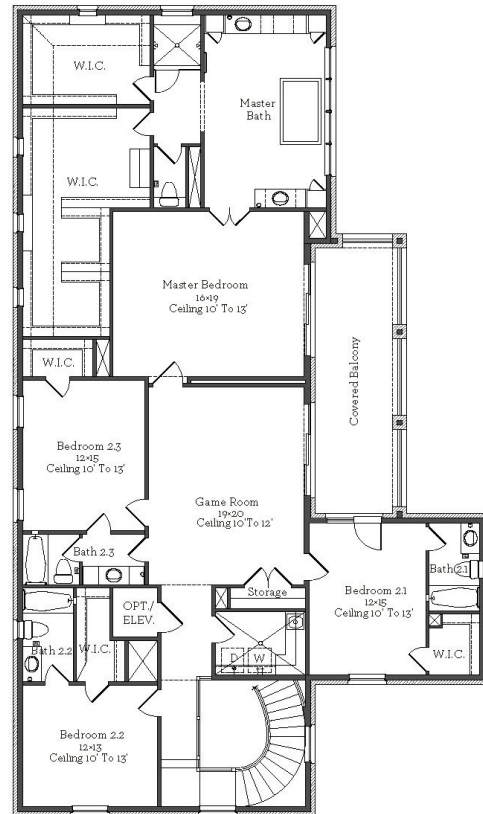
🚿 5.5 Bathrooms

🏠 4,565 sqft

- 3 car garage
- Expansive courtyard
- Study to the right of amazing foyer
- Master on 2nd floor with huge walk-in closets



First Floor
2016 sqft



Second Floor
2549 sqft

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