



MODELS NOW OPEN

Save an Additional \$10K+
Grand Opening Specials!*

THE CANOPIES AVAILABLE INVENTORY

Address	Bed Bath Story	Sq. Ft.	Available	Price
21621 Jasmine Star Dr.	3B 2B 1	1,450	MAY	\$252,655
21613 Jasmine Star Dr.	3B 2B 1	1,566	MAY	\$265,790
21617 Jasmine Star Dr.	3B 2.5B 2	1,933	MAY	\$284,355
21626 Jasmine Star Dr.	4B 2B 1	1,689	MAY	\$285,855
21622 Jasmine Star Dr.	3B 2.5B 2	2,061	MAY	\$299,915
21630 Jasmine Star Dr.	4B 2.5B 2	2,173	MAY	\$315,215
21609 Jasmine Star Dr.	4B 2.5B 2	2,397	MAY	\$334,450

Discover The Canopies in Splendor, from the \$220's. The Canopies master-plan features 95 homesites with 7 modern floorplans up to 2,800 sq.ft., walking trails, a recreation center, and more, all conveniently located off TX-242 near Highway 59/69. Homes offer open-concept designs, spacious kitchens, sodded lawns with irrigation, and family centered amenities, including on-site elementary school.

Experience Resort-Style Living at River Ranch in Dayton, TX, from the \$260's. River Ranch boasts with 9 modern floorplans up to 2,800 sq.ft., nature trails, parks, and the resort-style Angel Lagoon with white sandy shores, perfect for all ages. Located near Highway 146, IH-10, and Highway 99, it provides easy access to Humble, Baytown and Houston while maintaining small-town charm.

Come Visit the difference at Smith Douglas Homes with customizable options to suit every lifestyle.

SALES & INFORMATION: (678) 552-0289 | CTAYLOR@SMITHDOUGLAS.COM

RIVER RANCH AVAILABLE INVENTORY

Address	Bed Bath Story	Sq. Ft.	Available	Price
1610 River Scene Trail	3B 2B 1	1,501	JUNE	\$317,380
1606 River Scene Trail	3B 2B 1	1,640	JUNE	\$328,215
1621 River Scene Trail	4B 2.5B 2	2,321	JUNE	\$334,840
1614 River Scene Trail	4B 2B 1	1,897	JUNE	\$343,565
1625 River Scene Trail	4B 2.5B 2	2,387	JUNE	\$349,570
1629 River Scene Trail	5B 3.5B 2	2,738	JUNE	\$371,650



*Up to \$10,000 to be applied to closing cost when using Smith Douglas Homes preferred lender on valid contracts through 03/31/2025. Purchaser will be responsible for all other closing costs. All square footages are approximate. Smith Douglas Homes reserves the right to make changes to the plans, specifications, and prices without notice. Some home sites and elevations have premium prices.