

NAOMI COURTS

Single Family Homes
in the Medical Center area

from
mid \$300s



FARB **FARB
HOMES**



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MICHAEL WILLIAM
PROPERTIES

FEATURES

GENERAL DESCRIPTION

- Interior is approximately 1600 sf per builder
- 3 Bedrooms/2.5 Baths
- 2-car garage with epoxy finish & keyless entry
- Single family town homes
- Low HOA fees
- Upgraded light fixture package throughout interiors
- Moen Plumbing fixtures
- Extensive millwork detail
- Yard space

FIRST FLOOR

- Divided light entry door
- Porcelain Carrara marble entry
- Full bath with limestone counter
- French doors leading to the yard space
- Travertine shower walls & bath floor
- Two guest bedrooms with closets

Guest Bedroom

- Spacious closet
- Full sized bathroom features Crema Marfil Marble counters and Moen plumbing fixtures

SECOND FLOOR

- Wood flooring throughout

Kitchen

- Italian Carrara marble countertops
- Beveled subway tile backsplash
- Kitchen island with extended countertop for comfortable seating and entertaining
- Stainless Steel gas range, dishwasher & microwave
- Cabinets featuring soft close drawers, doors and under cabinet lighting

Living/Dining Room

- Open concept features French doors with transoms leading to the balcony
- Pre-wired for 5.1 surround sound theater system
- Powder room with pedestal sink and Moen fixture
- Beveled top subway tile surround
- Hexagon tile mosaic flooring

Master Suite

- Wood floors throughout
- Large walk in closets with built in storage chests
- Master bath with dual vanities, large beveled edge subway tile shower featuring an oversized shower head and frameless glass enclosure, and 6' whirlpool tub

BUILDING SPECIFICATIONS

- Dual paned insulated glass windows
- Structural engineered foundation constructed on a compact select fill pad
- Lennox HVAC 2 zone 14 seer high efficiency A/C
- R-19 insulation in exterior walls and R-30 attic insulation
- Seamless rain gutters
- 10', 11', 12' ceiling heights
- 2x6 wall construction which provides extra insulation and lowers power bills
- 50 gallon gas water heater
- ACES Warranty included. 1 year on all mechanical systems; 10 year on structure

EXTERIOR

- All homes are fully enclosed with ornamental iron fencing and have landscaped private yards
- HardiePlank® lap siding system

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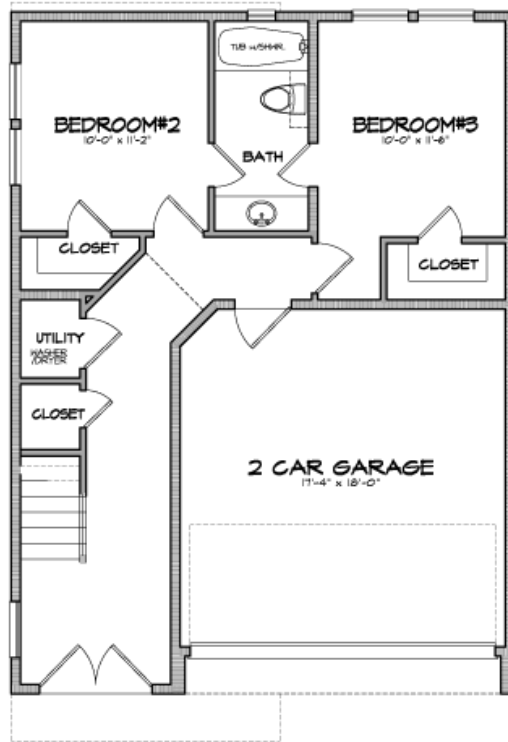




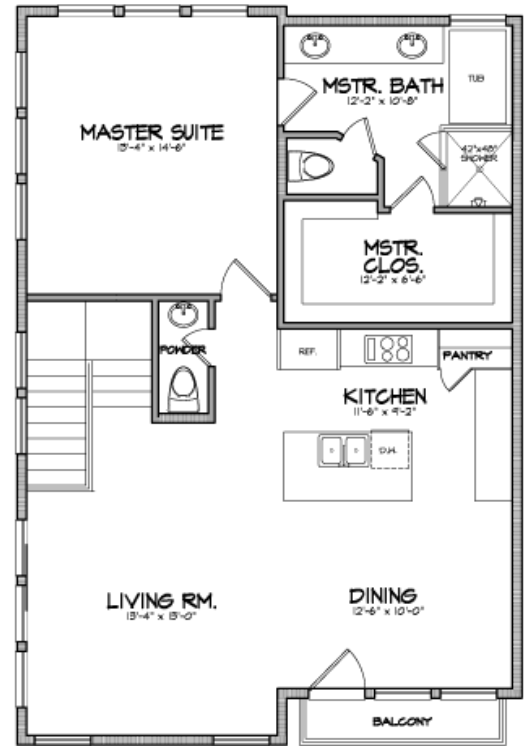
FRONT ELEV A - OPT 1



FRONT ELEV A - OPT 2



FIRST FLOOR UNIT-A



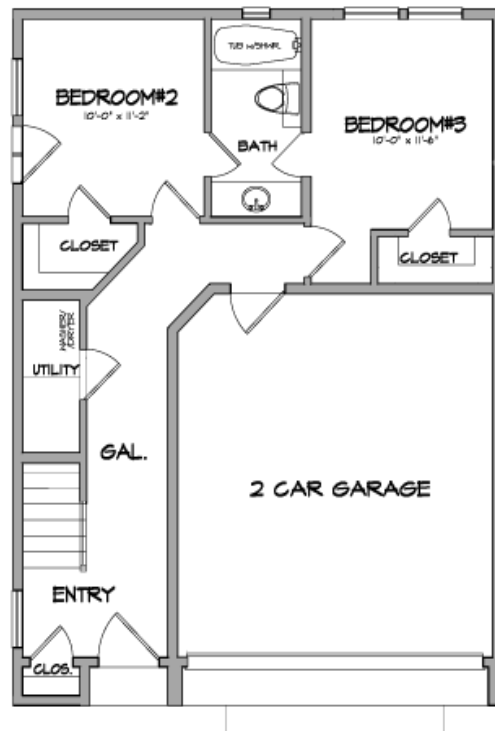
SECOND FLOOR UNIT-A



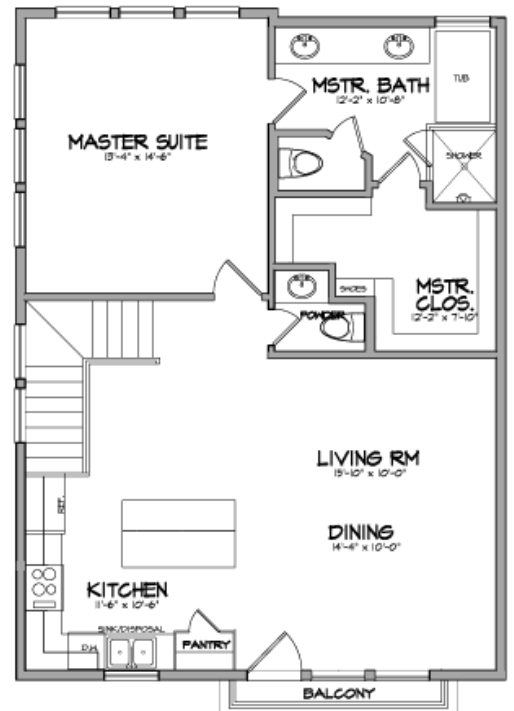
FRONT ELEV B - OPT 1



FRONT ELEV B - OPT 2



FIRST FLOOR-B



SECOND FLOOR-B

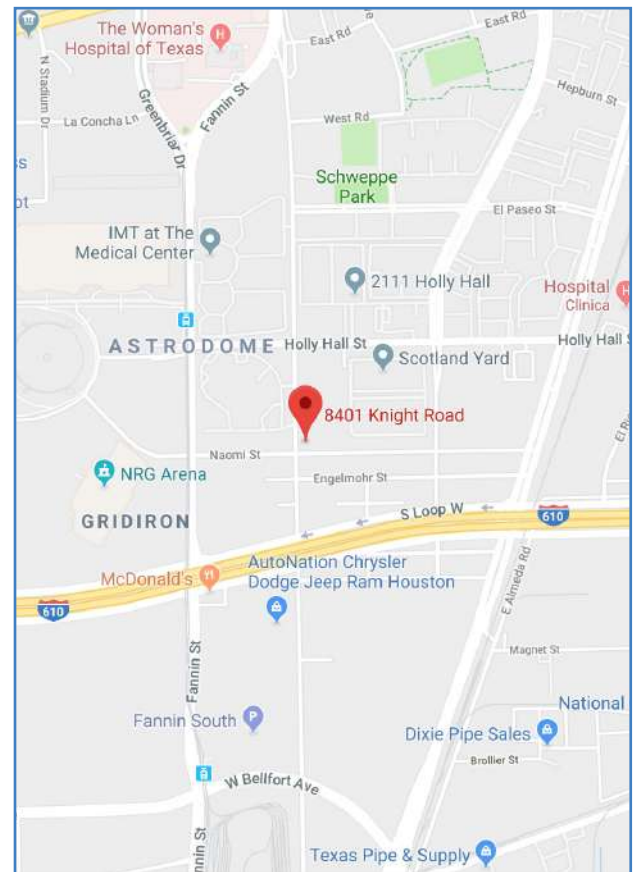


TEXAS MEDICAL CENTER

The Texas Medical Center is home to doctors, residents, nurses, technicians and patients. Many of the public schools within the Medical Center are ranked amongst the top in the state. The real estate market has been one of the best performing suburban Houston neighborhoods for several years. It's location makes Downtown Houston, Rice University, the Museum District and West University convenient and accessible for a variety of shopping, dining and entertainment opportunities. The area has three METRORail Red Line stations as well as direct access to three major freeways.

THE DEVELOPER

Farb Homes has built a solid reputation building quality homes that satisfy their client's individual tastes. Farb Homes current developments include numerous projects in the Montrose, Rice Military and greater Heights areas. These homes feature open floor plans, scenic terraces and large walk-in closets. There are no maintenance fees associated with these homes.



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No guarantee is made that the features, amenities, layouts, views, materials and facilities depicted by photos, renderings and/or sketches or otherwise described herein will be provided, or, if provided, will be of the same type, size or nature as depicted or described, and you shall not rely on the information contained herein. Renderings, photos and sketches may be inaccurate. The Developer may make modifications and changes to the project and information provided herein without notice.