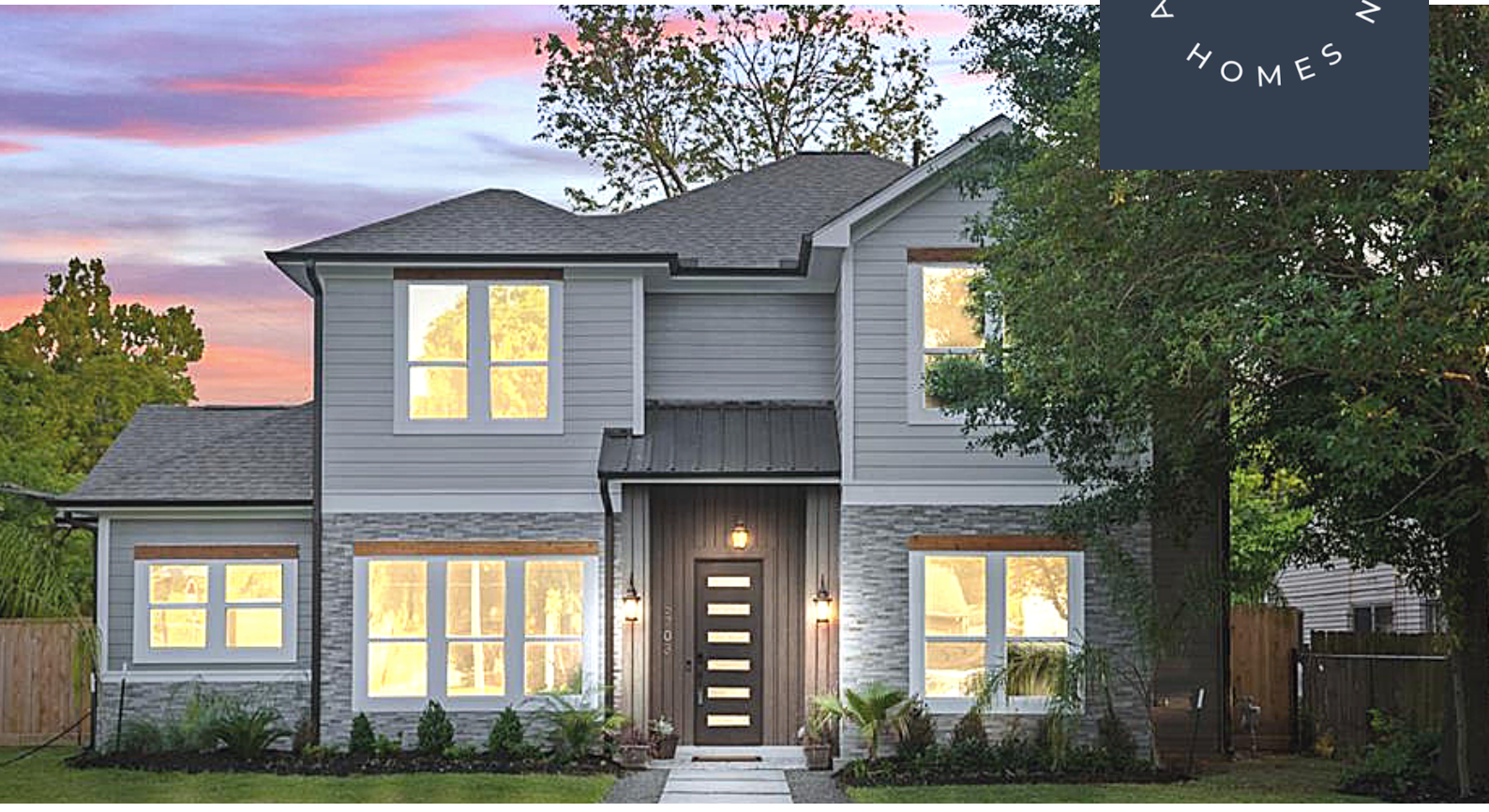


6703 SCHILLER ST, HOUSTON 77055



INTERIORS

Light Fixtures, Doors, Cabinets, and Trim

- Modern distressed black and wood seeded glass orb pendant in entryway
- Distressed black and wood rustic chandelier in dining room
- Energy efficient recessed can lighting throughout
- 72-inch brushed nickel ceiling fan with LED and remote in Living Room and Master Bedroom
- 8-foot interior doors downstairs
- Pocket doors
- 7-foot soft close barn door
- Bathrooms, utility, kitchen, butler's pantry- with soft close drawer glides and cabinet hinges, adjustable shelves, shaker transitional style, with dove tail construction
- Cove crown molding throughout
- Alexandria molding on casings and baseboards

Floors/Stairs

- 5-inch mocha hickory engineered hardwood flooring
- Carpet in secondary bedrooms
- Iron railing with vinyl coated cables
- LED stair lights

Living Room

- 20-foot cathedral ceiling
- 72-inch brushed nickel ceiling fan with LED and remote
- See trough gas fireplace
- 8-foot custom arch windows with tempered glass



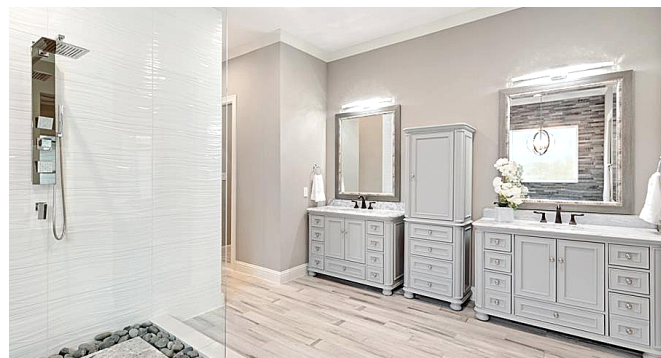
Master Suite

- 72-inch brushed nickel ceiling fan with LED and remote
- Polished nickel industrial pendant with light switches on sides of bed
- Dual Natural Carrara marble top vanity designed by Drew and Jonathan Scott from Property Brothers
- Custom 9 ½-foot walk in shower with 10-foot tempered glass
- Floating granite slabs with hidden drain
- Dual wall mount rainfall shower head with body sprayers and hand held wand
- Freestanding tub, wall mount chrome waterfall fixture
- Floor to ceiling stacked stone accent wall
- Polished nickel orb pendant
- Bluetooth stereo speaker bathroom exhaust fan with LED light
- TOTO Neorest toilet
- His and hers walk in master closets with pocket doors
- Hers closet with built-in shelving
- Pass through laundry room with storage cabinets and granite countertop



Secondary Rooms

- Secondary bedroom/office downstairs with adjacent bathroom
- 52-inch ceiling fans with remote control in all bedrooms
- Large walk in closets
- Upstairs bedroom with en suite bathroom
- Game Room off landing



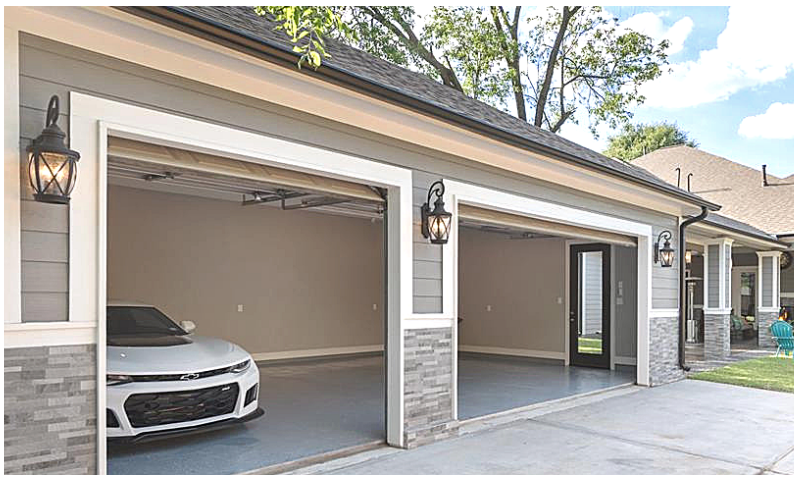
Kitchen

- 48-inch upper cabinets with glass
- Calacatta Quartz countertops
- 10-foot Monte Lotus granite island
- Glass mosaic with quartz accents backsplash
- Designer 12x24 porcelain tile island accent
- NXR stainless steel professional gas range with convection oven
- GE stainless steel dishwasher
- GE stainless steel under cabinet microwave
- Stainless steel farmhouse sink with LED light pull down sprayer faucet

Butler's Pantry

- Under mount double bowl 60/40 stainless steel sink with pull down sprayer faucet
- Sub Zero wine fridge
- Stainless steel dishwasher
- Built in wine rack
- Monte Lotus granite counters
- Glass subway tile





EXTERIORS

Foundation and Site

- Engineered perimeter grade beams/slab on-grade foundation
- New concrete and crushed gravel walkway to front porch
- 8-foot Cedar fencing on side and back of home
- Stained concrete and crushed gravel breezeway

Exterior and Garage

- Allura Fiber Cement Siding
- Gray stacked stone tile wainscoting
- 12-foot custom Trex wall accenting the Entryway
- Cedar accents above windows
- 30-year weathered wood architectural shingles
- Black galvanized gutters and downspouts
- Automatic LED soffit lighting
- Metal roof over front porch
- Three car garage
- Epoxy coat on garage floor
- Plumbing roughed in garage
- Rubbed bronze exterior light fixtures
- Two 52-inch exterior fans on patio
- Covered patio with outdoor kitchen

WHOLE HOME SYSTEMS / ENERGY EFFICIENCY

Electricity, Water, and Gas

- Dedicated meters
- Two energy-efficient tankless water heaters
- 200-amp circuit breaker electrical panel
- Full-size washer connection (electric), full size dryer connection (gas and electric)

HVAC

- Cooling- Amana 16 SEER with UV Lights and media air filters
- Heating- Central gas Amana furnaces
- Two Nest learning thermostats

Insulation and Windows

- BATT Insulation
- Attic- R30 Batt, 16" blown in insulation
- Walls- R13 EnviroSmart blown in cellulose insulation
- Low E, double glaze argon fill vinyl frame windows with upgraded solar film

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