



The homes to be built at Ashlar Commons will be built in accordance with the plans and specifications prepared by The Mirador Group, Inc. Architects and NexGen Structural Engineers. The plans for these homes meet or exceed all requirements of the City of Houston building department and the 2000 I.R.C building code with City of Houston Amendments.

STANDARD FEATURES AND SPECIFICATIONS

SIGNATURE FEATURES

- Bosch stainless steel appliances
- 11 Foot ceilings on main living floor
- 16 SEER 2 Stage Lennox Air Conditioning system
- Tankless gas hot water heaters
- Energy efficient vinyl windows
- Red Oak 5" wide plank hardwood flooring on 1st floor, 2nd floor, all stairs, hallways and game room on 4th floor
- Elegant natural stone materials on countertops
- Brick, accent stone and stucco exterior veneer
- Solid core interior doors with hardware by Emtek
- Elegant moldings and interior trim design

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16" on center
- Engineered and pre-built floor trusses
- Termite treatment with Taexx tubes in stud walls

INTERIOR FEATURES

- All homes elevator capable
- Two panel smooth finish (painted) solid core interior doors
- Smooth finish drywall (no spray or applied texture)
- Interior paint is Sherwin Williams Showcase level on walls and ceilings in a flat finish. Trim is Sherwin Williams Southwest Builders series in satin finish
- Emtek Turino door hardware (lever handle with rectangular rosette in satin nickel)
- Single crown molding at all bedrooms and master bath
- Double crown molding on main living floor and entry foyer (per plan)
- 8" base boards on main living floor and entry foyer (per plan); 6" base boards for all other areas



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- Door heights are 8 feet (4th floor only to have 6' 8" door heights)
- R-30 Batt insulation in attic ceilings. R-13 (2x4 walls) and R-19 (2x6 walls) in exterior walls
- Smoke detectors throughout
- All bedrooms and living room pre-wired for ceiling fans. Ceiling fan fixture provided at master only
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom and master bath
- Security system
- Wrought iron interior stair and wall railings
- Garage door opener with transmitters
- Red Oak 5" wide plank hardwood flooring on 1st floor, 2nd floor, all stairs, hallways and game room on 4th floor
- Carpet installed in bedrooms and bedroom closets excluding 1st floor bedroom only
- Carpet – 25 ounce Nylon in Cut and Loop patterns
- Double paned low E Vinyl windows
- Kitchen countertops to be natural stone or engineered quartz. Bathroom countertops to be natural stone (see standard and upgrade offerings at selection center)
- Countertops to be 2 cm with a laminated 1 1/2" edge
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick, masonry block and stucco
- Exterior paint is Sherwin Williams Southwest Builders Exterior Latex in Satin finish with NP1 exterior caulk
- Roofing material is standing seam metal roof
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front door with glass inserts
- Brick paver entry walks
- Brick paver patio (100 SF) with landscaping (per plan)
- All exterior openings sealed with polyurethane sealant
- Irrigation system for back patio space (per plan)

BATHROOMS

- Master bath tile to be natural stone or full bodied porcelain tile. Guest bathrooms tile flooring to be full bodied porcelain or ceramic tile (see standard and upgrade offerings at selection center)
- Natural Stone countertops in all baths excluding powder (see standard and upgrade offerings at selection center)
- Drop-in Air tub with tiled skirt, deck and tub splash for master bath



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- All vanity sinks to be under-mount (except powder)
- Powder to have pedestal sink
- Shower enclosures to be semi-frameless glass at master bath and guest baths (per plan)
- All bathroom mirrors to include framed mirror (excluding powder)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome finish. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

KITCHENS

- Designer cabinetry in maple wood species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker or raised panel
- Under-cabinet lighting
- Natural Stone or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen Sink – Kohler stainless 18 gauge undermount sink (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

APPLIANCES

Standard Bosch stainless steel appliances include:

Bosch Model Numbers

- Bosch 30" built in wall oven (model# HBL5351UC)
- Bosch Built-in microwave & trim kit (model# HMB5051 and HMT5051)
- Bosch 24" dishwasher (model# SHE3AR75UC)
- Bosch 36" 5 burner gas cooktop (model# NGM5655UC)
- Bosch 36" downdraft w/ 600 CFM internal blower (model# DHD3614UC and DHG601DUC)
- Danby 15" wine cooler (model# DWC1534BLS)
- Refrigerator, washer and dryer are not included in the sales price

CABINETS

- Designer cabinetry in maple wood species or paint grade. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker or raised panel
- Drawers are 5/8" solid wood dovetail construction. Full extension soft close glides provided at kitchen
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Kitchen, wine nook at kitchen and Master Bath cabinet doors and drawers have soft close feature
- Kitchen upper cabinets have 2nd row of cabinets
- Crown molding on upper cabinets



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PLUMBING FIXTURES

- Master Bathroom faucets – Newport Brass 365 Widespread Lavatory, Polished Chrome
- Master Shower faucet sets – Kohler Devonshire Rite-Temp, Polished Chrome
- Master Bathroom Sinks (undermount) – Kohler Archer – K2355-0
- Powder room and master toilet – Kohler Archer elongated, comfort height K3551-0
- Secondary Bathroom sinks (undermount) – Mirabelle MIRU171AWH
- Kitchen Sink – Kohler stainless 18 gauge undermount sink (model #K3821-3-NA)
- Master bath tub faucet – Newport Brass RT Set 365, Polished Chrome
- Master bath tub – Mirabelle Edenton drop-in air tub (model # MIREDA6032WH)
- Kitchen Faucet – Delta – Tresa Kitchen Faucet w/Spray, Polished Chrome (model# 61136LF-PC)

LIGHT FIXTURES

- Closet to have recessed can lighting (per plan)
- 52” Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Under cabinet Xenon lighting at kitchen
- Decorative hanging light fixtures are not included in the sales price

GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- 16 SEER Lennox air conditioning system
- Tankless gas hot water heaters
- Radiant barrier roof decking
- Low E vinyl windows

SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring stain, etc.) can be selected from options at sales center by buyer within 30 days of contract as long as material has not been released by builder
- Elevator option
- The B Plan offers a 4th floor wet bar option
- All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased



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C O M M O N S



Gated Community

Timeless Architecture

High Ceilings

Bosch Appliance Package

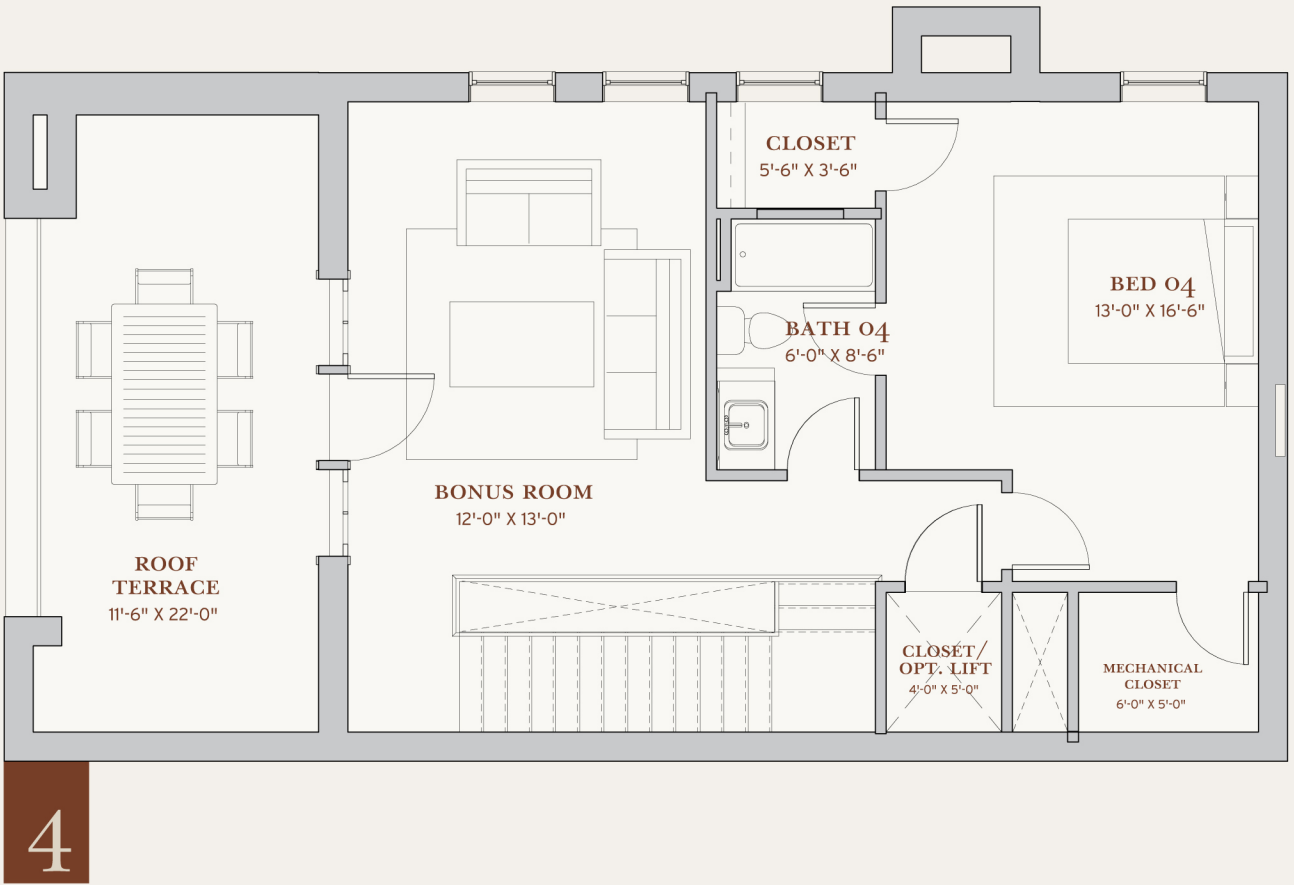
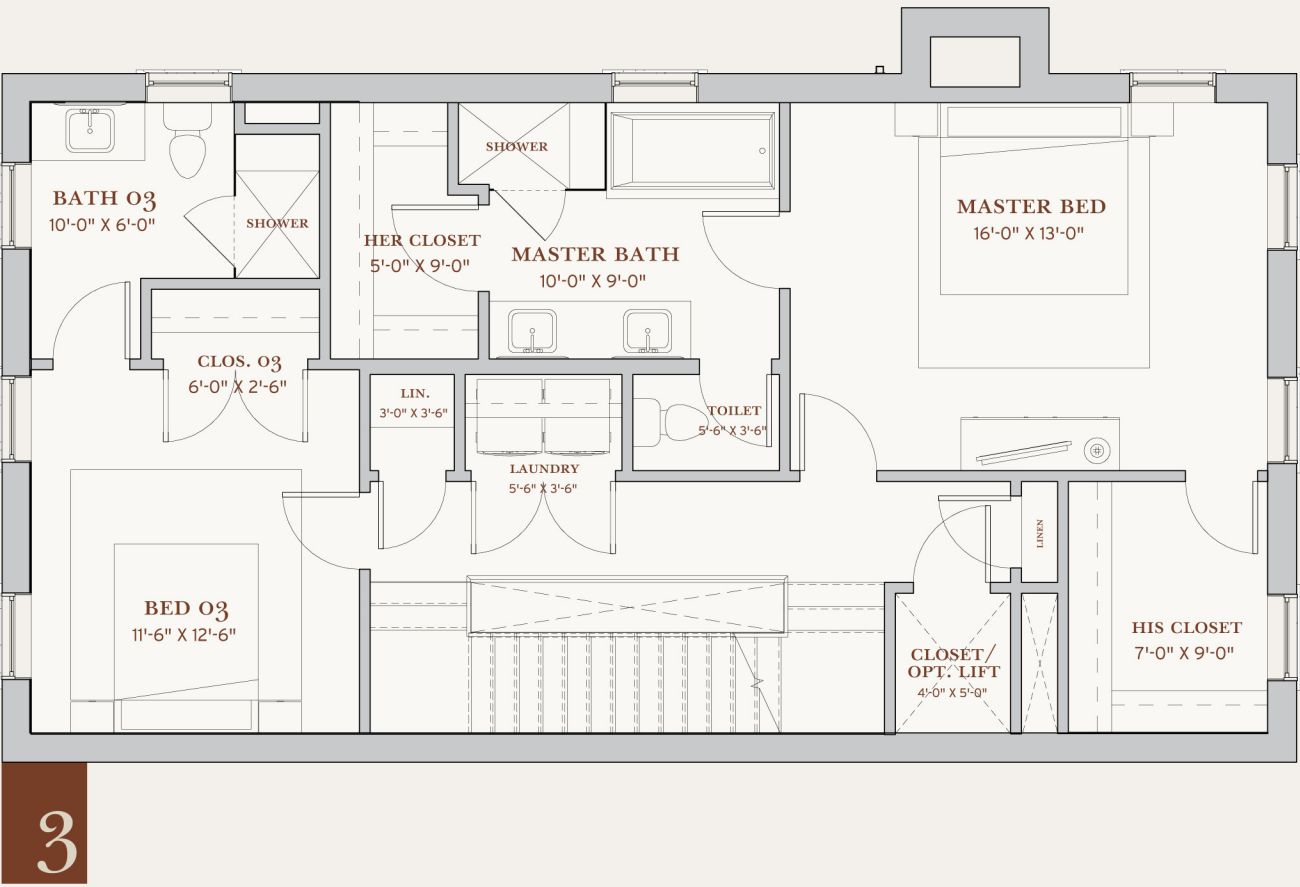
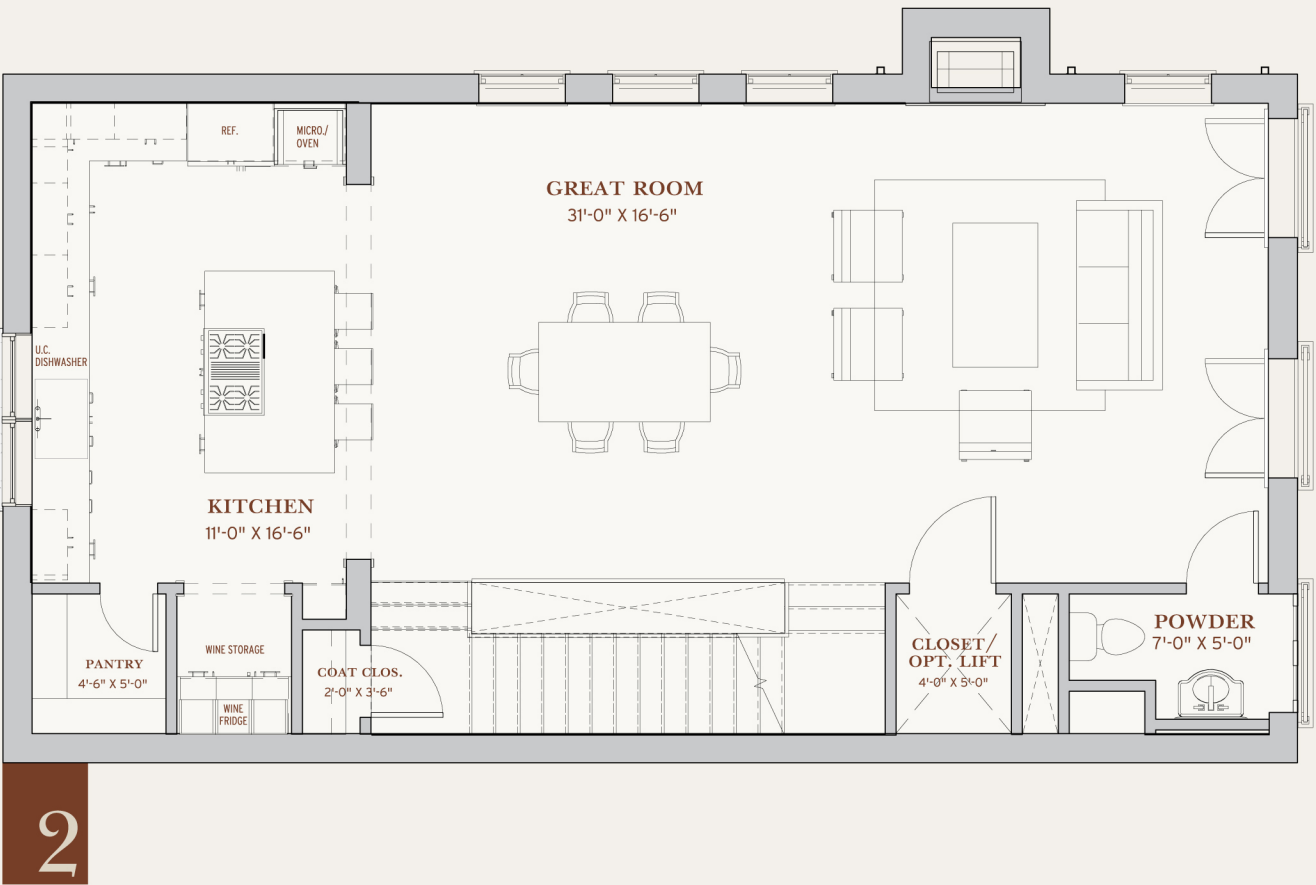
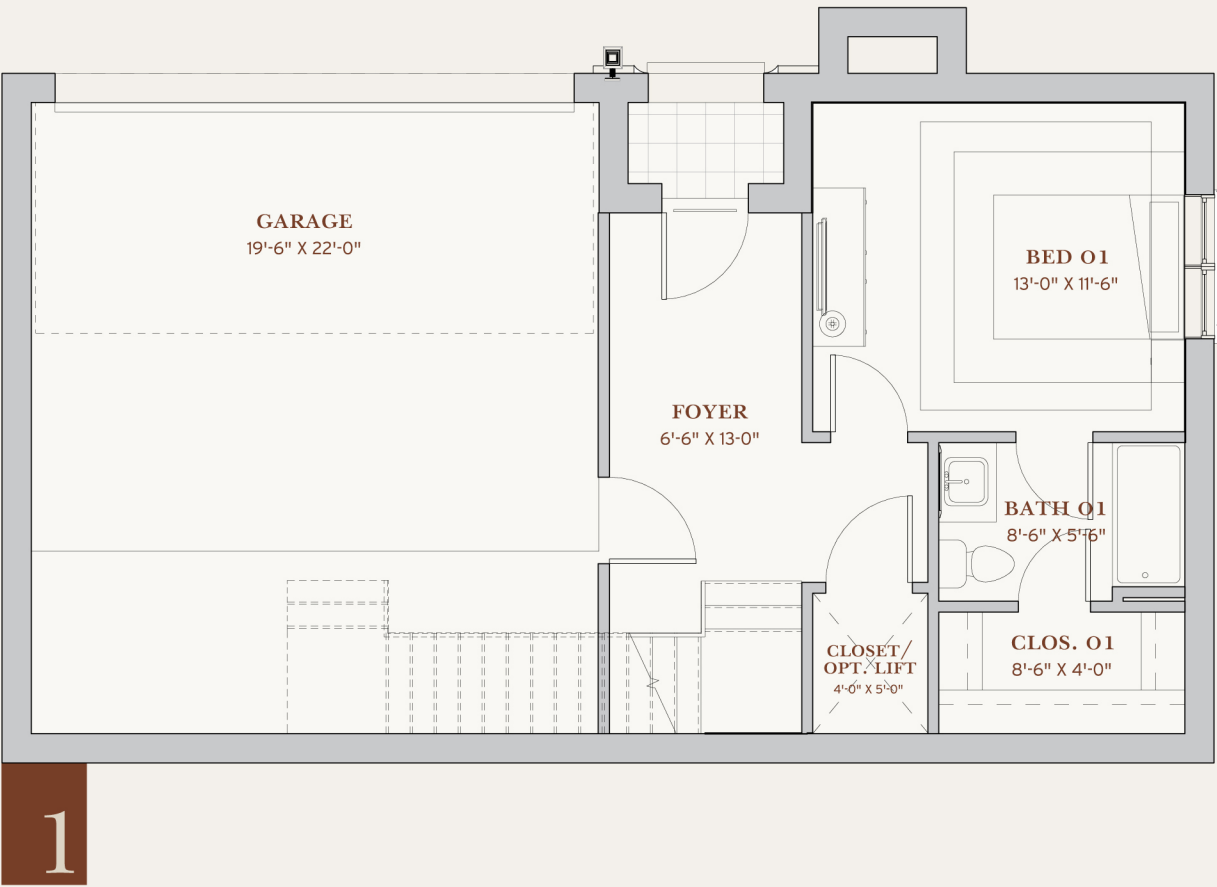
Elevator Included

Rooftop Terraces

Nearby Award-Winning Restaurants

Close to Arts & Business Districts

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The features, dimensions and elevations shown on plans are subject to minor changes by builder. Within each plan type, minor changes in size and window configurations exist due to different elevation offerings and/or lot locations.

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1 EXISTING TREES

2 STREET TREES

3 DRIVEWAY

4 VISITOR PARKING

5 VEHICULAR GATES

6 COURTYARD

