

SPD

SOUTHERN PORCH  
DEVELOPMENT

**SPECIFICATIONS:**

**BUILDER TO INCLUDE:**

- 10-Year Transferable Home Warranty provided to buyer. Ask for more details.

**EXTERIOR:**

- Modern Farmhouse Influenced Style
- James Hardie and Smooth Lap siding (per architectural plan)
- 30-year asphalt composition shingles
- Metal Roof above front entry
- Low-E Sun Defense, dual plan windows
- Velux Skylight Low E glass window
- Wrought Iron entry gate
- 7' cedar fence per site plan
- 8' tall 36" wide 4 Lite glass entry door with Keyed and Touchscreen technology
- Gutters with downspouts are standard

**LOCATION:**

- Minutes to 290/610/ I-10 and the Historic Heights District
- 1 Mile to Whole Foods 365
- Less than 2 Miles to the new HEB in the Heights and 19th Street
- Less than 2 miles to the Metro Light Rail
- Only 10 minutes to Downtown Houston

**CONSTRUCTION:**

- Post tension slab professionally designed and engineered
- 7/16" radiant barrier roof decking
- Third party energy verification
- 14 S.E.E.R 5 Ton heat pump system with zone dampers
- PEX plumbing lines for domestic hot and cold water piping
- Tankless Water Heater
- Level 3 finish Sheetrock

**KITCHEN:**

- Caesarstone or Marble countertops
- Energy star appliances by Bosch and/or Fischer & Paykel
- Gourmet island or peninsula with seating
- Open concept for entertaining
- 42" upper cabinets
- Walk-in pantry

**INTERIOR:**

- 1st floor: 10' ceilings, 2nd floor 9' ceilings
- Hardwood floor throughout
- Central technology hub
- Smart Wifi enabled Programmable Thermostat
- Interior Solid Doors are 5 or 6 panel Shaker Smooth style
- Under cabinet lighting in kitchen
- Designer decorative lighting fixtures throughout
- Prewired alarm system including camera locations

**MASTER SUITE:**

- Vaulted Ceilings
- LARGE walk-in closet
- Double vanities in Master Bathroom
- Caesarstone or Marble Countertops
- Free-standing tub
- Frameless shower door in Master Bathroom with coordinating hardware
- Delta Faucet Fixtures with coordinating Delta plumbing accessories

SUBJECT TO PASSING ALL CITY OF HOUSTON REQUIRED INSPECTIONS.

\*\*\*PLANS, PRICES, SPECIFICATIONS, AND MATERIALS SUBJECT TO CHANGE WITHOUT NOTICE.

Builder reserves the right to modify plans and specifications without notification.

