



WATERWAY LANDING
AT EAST SHORE

Standards & Specifications:

Exteriors:

- 17 Unique Elevations with Multiple Color Schemes
- Authentic 4 Step Masonry Stucco
- Solid Wood Mahogany or Alder Front Door(s)
- Brick Paver Walks and Interior Streets/ Driveways
- Professional Landscaping with Irrigation
- Private Gated Access to The Woodlands Waterway
- Authentic Gas Lights at Front Elevations
- Marvin Windows Ultrex Low E Double Pane Windows
- Composite Wood-clad Overhead Garage Doors

Interiors:

- Crown Molding Throughout
- 42" or 48" Direct Vent Fireplaces (per plan)
- Site finished solid Oak Stair Treads
- Engineered Hardwood Floors In Living Areas and Hallways
- Wrought Iron Handrails and Balustrade
- All Homes have Elevator Capability
- 8' Solid Core 2-Panel Interior Doors
- Sherwin Williams Paint
- Decor Light Switches
- Custom Shop-built Cabinets
- Coffee Bars in Master Bedrooms
- Premium Carpet in all Bedrooms
- LED Recess Can Lighting
- Custom Designed Closets

Kitchen:

- Thermador Stainless Steel Commercial-Style Ranges
- Thermador Ventilation Systems inside Hoods
- Thermador Built-In Stainless Steel Refrigerators
- Thermador Built-in Stainless Steel Microwaves
- Thermador Stainless Steel Dishwashers
- Shop-built Custom Cabinetry with luxury features
- Stone Countertops with 1 ½" Laminated Edge
- Decorative Stone Designer Backsplashes

Master Bath:

- Freestanding 6' Soaker Tub
- Shop-built Custom Cabinetry with luxury features
- Oversized Showers with Dual Shower Heads and Bench Seats
- Stone Countertops with Laminated Edge Details
- Stone Flooring and Shower/Tub Surrounds
- Frameless Glass Shower Doors/Surrounds per plan

Secondary Baths:

- Designer Ceramic/ Porcelain Tile Floors and Shower Tile
- Stone Counters with Under-mount Sinks
- Custom Shop Built Cabinets
- Wood Framed Mirrors

Structural:

- Foundations Engineered for specific site conditions
- 2x4 and 2x6 Construction on Exterior Walls
- Engineered Floor truss systems for strength
- Homes wrapped in structural panels for rigidity
- Dimensional Lifetime Composition Roofing
- Metal Roof Accents where applicable
- 9' and 10' Ceilings in Park & Street Frontage Homes
- 10' and 11' Ceilings in Waterfront Homes

Energy Efficiency:

- Double Pane Insulated Low E Windows
- Tyvek Branded Home Wrap
- Radiant Barrier Roof Decking
- Fiberglass Batt Insulation
- Prewired for Home Automation System and Entertainment
- 16+ SEER HVAC Equipment Zoned
- Wi-Fi capable Thermostats for HVAC systems

Community Amenities:

- Membership to the Exclusive East Shore Clubhouse
- Gated Access for community privacy
- Dedicated security patrol for East Shore Neighborhood