

HOMES FOR SALE

Address Plan	Story Bed/Bath	A/C Sq. Ft.	Total Sq. Ft.	Lot Sq. Ft.	Base Price
61 Meadow Lea The Skipper	1 Story 3 / 2	1033	1153	4,296	\$221,399
63 Meadow Lea The Admiral	2 Story 3 / 1.5	1030	1196	3,174	\$214,900
8403 Madie Dr. The Admiral	2 Story 3 / 1.5	1030	1196	3,400	\$214,900
8405 Madie Dr. The Admiral	2 Story 3 / 1.5	1030	1196	2,532	\$214,900
8407 Madie Dr. The Admiral	2 Story 3 / 1.5	1030	1196	3,070	\$214,900
8409 Madie Dr. The Skipper	1 Story 3 / 2	1033	1153	4,169	\$219,900

* Total Sq. Ft. is the Total Square Footage of the house including air conditioned space and non-conditioned spaces such as garage and porches.

UPGRADE PACKAGES AVAILABLE

Comfort Bundle \$1,580
Includes cabinet pulls, ceiling fans in all bedrooms and living area, mirrors in baths, and ceramic tile back splash in kitchen.

*Upgrade availability subject to change due to construction timeline. Verify if upgrade is still available.

Gutters \$850

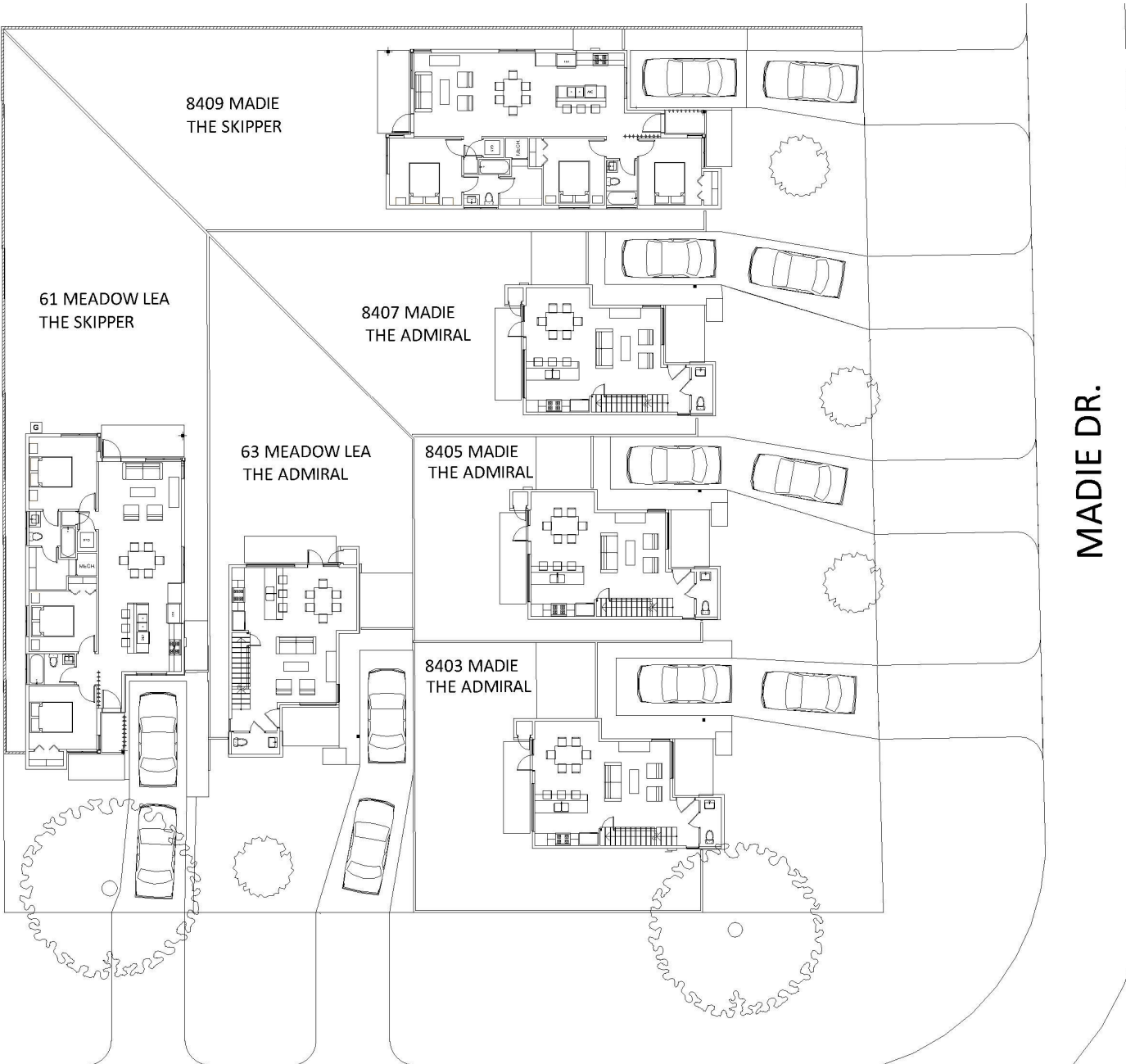
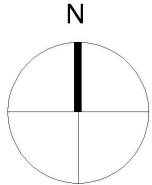
HOMEBUYER EDUCATION AND COUNSELING

Buyers purchasing an Avenue home are required to complete a Pre-closing Counseling session at Avenue's Homeownership Center. There is no cost to attend the counseling session. Buyers are strongly encouraged to attend a Pre-Purchase Homebuyer Education class to gain knowledge about the home buying process. Classes offered on-line and in person. Learn more about the First-time Homebuyers Class online at <https://www.avenuecdc.org/homeownership/buying-a-home/>

Down Payment Assistance programs are available through the City of Houston's Homebuyer Assistance Program in addition to other programs. Contact Avenue's Homeownership Center to learn more about Down Payment Assistance programs available to eligible buyers by phone at 713-864-9099 or online at <https://www.avenuecdc.org/homeownership/down-payment-assistance/>



Avenue Meadows Site Plan



MEADOW LEA DR.

MADIE DR.



AMENITIES

ENERGY EFFICIENCY & SAFETY FEATURES

- ☐ 14 SEER Heating, Ventilation and Air Conditioning (HVAC) system
- ☐ DuPont™ Tyvek® HomeWrap®
- ☐ R38 Blown-in insulation in ceilings and R19 Batt insulation in exterior walls
- ☐ Gas furnace and gas tankless water heater
- ☐ PEX Plumbing that is flexible and resistant to scale build-up and freeze-breakage.
- ☐ Water-conserving plumbing fixtures at toilets, shower heads, and faucets
- ☐ High performance rated double-pane Low E windows
- ☐ Energy-efficient, compact fluorescent bulbs in light fixtures
- ☐ ENERGY STAR® dishwasher
- ☐ Combination carbon monoxide and smoke detectors
- ☐ Programmable thermostat for energy conservation
- ☐ Pre-wired security system with motion detector and key pad

INTERIOR DESIGN FEATURES

- ☐ Vinyl flooring in main living areas
- ☐ Carpet made in part with recycled material in all bedrooms
- ☐ Tile in baths and laundry
- ☐ Black appliances: gas range vented to the exterior, microwave, dishwasher and garbage disposal
- ☐ Decorative pendant light fixture in dining areas
- ☐ Pre-wired for data CAT-5 in the Living Room and Master Bedroom
- ☐ Ceramic tile in shower surrounds
- ☐ Low VOC (volatile organic compounds) paint for healthier indoor air quality
- ☐ Faux wood 2" blinds on select windows
- ☐ Blocking in walls for future installation of grab bars
- ☐ Flush panel solid core doors throughout the interior
- ☐ Single lite French door opens to the patio
- ☐ Interior Laundry

EXTERIOR DESIGN FEATURES

- ☐ High quality exterior paint scheme
- ☐ Flush panel solid core exterior doors with chrome hardware
- ☐ Drought-tolerant plants
- ☐ Fully sodded front and back yards
- ☐ Fully fenced back yard
- ☐ 2 exterior hose bibs

QUALITY CRAFTSMANSHIP

- ☐ Builder's warranty program included
- ☐ Professionally engineered post-tension slab foundation
- ☐ Low maintenance HardiePlank® exterior siding with a 50 year transferable manufacturer's warranty
- ☐ Informative operations and warranty binder included