

# BUILDER SPECIFICATION HIGHLIGHTS

15 STEELDUST COURT, TOMBALL, TEXAS 77377

LA CANTINA FOLDING DOOR UNIT

BORATE BASED TERMITICIDE APPLIED DURING FRAMING CONSTRUCTION TO 3' ABOVE FOUNDATION

ZIP SYSTEM SHEATHING

OPEN CELL FOAM INSULATION

TANKLESS CLOSED COMBUSTION NATURAL GAS WATER HEATERS WITH CIRCULATION SYSTEM

KITCHEN BACKSPLASH OUTLETS - STRIP PLUG TYPE LOCATED UNDERNEATH UPPER CABINET

LED RECESSED CANS THROUGHOUT

WIRED FOR 20KW GENERATOR

THERMOSTATS - FULLY PROGRAMMABLE

EACH AIR CONDITIONING AND HEATING SYSTEM IS DESIGNED

TO MEET SPECIFIC REQUIREMENTS OF THE HOUSE

CONDENSING UNITS - 16 SEER SYSTEM

TWO-SPEED CONDENSERS

CLOSED COMBUSTION - NATURAL GAS FURNACES - 95% EFFICIENT

HIGH EFFICIENCY MEDIA AIR FILTER AT EACH UNIT - MERV 10 RATING

FRESH AIR INTAKE INTEGRATED INTO SYSTEM DESIGN

PHONE, DATA, AND VIDEO WIRING

EXTERIOR CONNECTION LOCATION FOR SERVICE PROVIDER - NEAR ELECTRIC METER

1 WEATHER PROOF BOX TO INCLUDE - 1 CAT 5E DATA, 1 CAT 5E PHONE, 2 RG 6 COAX

1 SECURITY / LV ROUGH-IN

RAM DOUBLE PANE, LOW E SMARTSUN 366 INSULATED GLASS

FRONT DOOR - DURANGO MELLINIUM SERIES STYLE INCLUDING TRANSOM AND SIDE LIGHTS

BORAL CONCRETE TILE ROOF

FULL RAIN GUTTERS

WIRED FOR PHANTOM PORCH SCREENS

LIGHT ROLLED TEXTURE LEVEL 5 FINISH WITH SQUARE SHEETROCK CORNERS

CUSTOM DESIGNED AND BUILT CLOSETS WITH SHELVING AND METAL RODS

LINEAR NATURAL GAS FIREPLACE & OUTDOOR WOOD BURNING FIREPLACE

BUTTED GLASS PANELS IN GAME AND DINING ROOM

MARTHA O'HARE INTERIOR SELECTIONS THROUGHOUT

# KEY DESIGN SELECTIONS

15 STEELDUST COURT, TOMBALL, TEXAS 77377

## MASTER EN SUITE

DOUBLE ENTRY STEAM SHOWER  
4 BODY SPRAYS, 2 SHOWER HEADS, HAND SPRAYER & RAINHEAD  
CARRARA QUARTZ COUNTERTOPS  
JACUZZI FIORE FREESTANDING PURE AIR TUB

## CHEF'S KITCHEN

TWO MASSIVE ISLANDS  
STAINLESS STEEL THERMADOR PROFESSIONAL APPLIANCES  
THERMADOR PRO-GRAND 48" 6 BURNER RANGE WITH GRIDDLE  
THERMADOR BUILT-IN COFFEE MACHINE & 30" PROFESSIONAL BUILT-IN MICROWAVE  
ULINE WINE REFRIGERATOR (DINING)

HIGHLY FUNCTIONAL KITCHEN WORKSTATION WITH THE KOHLER PROLIFIC SINK AND ITS INCLUDED ACCESSORIES. THIS INNOVATIVE STAINLESS-STEEL SINK FEATURES THREE GRADUATED LEDGES IN THE BASIN, SO YOU CAN PLACE THE BAMBOO CUTTING BOARD, GRATED RACKS (TWO), COLANDER, AND WASH BIN EXACTLY WHERE YOU WANT THEM FOR MAXIMUM EFFICIENCY AS YOU WORK.

## CATERING KITCHEN

SECOND DISHWASHER, 3<sup>RD</sup> OVEN, MINI REFRIGERATOR, STAINLESS STEEL SINK W/ DISPOSAL

## OUTDOOR LIVING

STAINLESS STEEL SINK, FIREPLACE, WIRED FOR PHANTOM SCREENS, BBQ  
8-CAR OVERSIZED GARAGE WITH A DOUBLE BAY SIDEWINDER / STEEL DOORS  
CONDITIONED SEPARATE FITNESS & WORKSHOP

## INDOOR LIVING

HEAT & GLO PRIMO 72" LINEAR GAS FIREPLACE  
GAME ROOM WITH KITCHENETTE (MINI REFRIGERATOR, SINK) (1<sup>ST</sup> FLOOR)  
MEDIA ROOM (1<sup>ST</sup> FLOOR)  
TWO ½ BATHS – POOL AND FORMAL (1<sup>ST</sup> FLOOR)  
TOWEL STORAGE / MUD AREA FOR POOL BATH (1<sup>ST</sup> FLOOR)  
GUEST EN SUITE BEDROOM (1<sup>ST</sup> FLOOR)  
SECOND OFFICE / CRAFT ROOM  
LARGE LAUNDRY WITH DOGGIE WASH STATION & LAUNDRY CHUTE  
MUD ROOM WITH INDIVIDUAL DROP / HANG SPACE  
HALIFAX COLLECTION HARDWARE THROUGHOUT - BLACK IRON FINISH  
ENGINEERED BIRCH REGAL HARDWOOD FLOORS  
OMAHA CITIQUARTZ, CAESARSTONE, & GRANITE COUNTERTOPS  
ANDERSON TUFTEX CARPET

# TOMBALL ISD INFORMATION

15 STEELDUST COURT, TOMBALL, TEXAS 77377

## Rosehill Elementary:

17950 Waller-Tomball Road  
Tomball, TX

## Tomball Intermediate:

723 West Main Street  
Tomball, TX

## Tomball Junior High School:

30403 Quinn Road  
Tomball, TX

## Tomball High School:

30330 Quinn Road  
Tomball, TX