



WELCOME TO

# 606 & 610 BOUNDARY ST.

Where Modern Luxury meets  
City Living!



JESSICA MORENO





# JACUZZI TERRACES ON BOUNDARY

**1800 Sq. Ft. | 3 Bedrooms | 3 Bathrooms  
Covered Porch | Private Courtyard | Carport**

**All for Under \$500K!**

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*Located in the quickly transitioning neighborhood of NoDo, just steps away from the Light Rail and minutes to Downtown, these true single-family homes feature a contemporary bungalow feel with a twist of modern swank. The design includes a two-story ceiling entry and living area, split master and secondary bedrooms down both with en-suite baths and walk-in closets. The modern & open dining and kitchen area overlook the living space and make for easy entertaining. Floating stairs lead to a second-story loft, private bedroom & bath, and a rooftop Jacuzzi terrace looking out towards the Downtown skyline. An Optional 2nd story entrance makes this an ideal short term rental! Exterior highlights include a private Siheyuan-style courtyard with covered porches, 2 vehicle carport, private driveway with motorized gate, and off street parking for guests. Homes are loaded with upgraded features and Smart Home technology.*

For questions, call 713-470-2175 or send us an email at [Assistant@OscarFineProperties.com](mailto:Assistant@OscarFineProperties.com).

# 606 & 610 BOUNDARY



## ENERGY SAVING FEATURES

- NEST® Programmable Thermostat;
- Tech Shield Radiant Barrier Protection;
- 16-SEER Energy Efficient Air Conditioning;
- Roofing Ventilation;
- ENERGY STAR® Certified Appliances;
- Low Emissivity (Low-E) Energy Efficient Windows;
- LED Compact Lighting;
- Low Volume H2O Efficient Commodes;
- High Capacity Eco-Friendly Water Heater;
- Air Sealed Windows, Doors & Penetrations;
- Level 5 Insulation for Comfort & Reduced Noise;
- PEX Plumbing System for Water Quality;
- Water-Proof Double Layer Exterior Shell.;



## SMART HOME FEATURES

- WIFI Enabled NEST YALE Deadbolt
- NEST Programmable Thermostat
- USB Outlets
- Leviton Smart Light Switches - App Enabled
- Exterior NEST Security Camera





# HOME FEATURES

## Interior

- Spacious Walk-In Closets in Every Room;
- Engineered Wood Flooring throughout the Home;
- Upgraded Tile Floors in Bathrooms & Utility Room;
- Sherwin Williams High-Quality Interior Paint;
- Raised Two-Panel Square Interior Decorator Doors;
- Phone & Cable Wiring in Living Area & Bedrooms;
- Modern Ceiling Fan in Master Bedroom;
- Designer Light Fixture Package;
- Designer Hardware for Doors & Bathrooms;
- 6-in Square Baseboards;
- Cased Windows in Living Areas;
- Full Light Rear Patio Swing Door;
- Spacious 1st Floor 9-ft Ceilings

## Exterior

- Private Gated Driveway with Remote Entry;
- Wraparound Covered Patios Surrounding Siheyuan-Style Courtyard;
- James Hardie Fiber Cement Siding, Decorator Panels, Trim & Soffit with 25-year Warranty;
- Sherwin Williams Two-Tone Exterior Paint;
- 30-Year Architectural Shingles;
- Modern Front Door from the CRV Collection;
- Upgraded Handle Set & Yale Digital Deadbolt;
- Designer Exterior Lighting;
- Positive Flow Design to Drain Water Away from Home;
- Decorator Address Placard & Mailbox.

## Kitchen

- Modern Shaker Cabinetry with 6-in Bar Pulls;
- Upgraded Soft Close Hinges on Doors & Drawers;
- BOSCH Stainless Steel appliances
- Microwave & Range Hood Combo, Eco-Wash Dishwasher;
- Gas Connection to Range;
- High-Efficiency Garbage Disposal;
- Quartz Countertops & Glass Tile Designer Backsplash;
- Over-Island Pendant Lighting;
- Stainless Steel Large Basin Undermount Kitchen Sink;
- Upgraded Large Kitchen Sink Faucet with Sprayer.

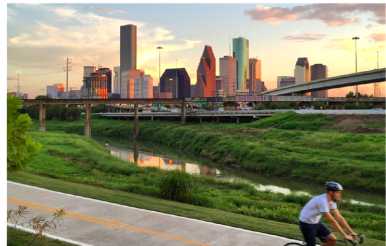
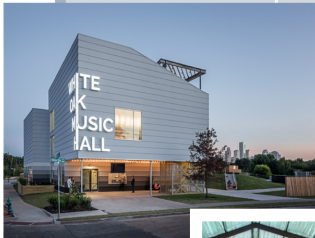
## Bathrooms

- Modern Shaker Cabinetry w/ 6-in Bar Pulls;
- Upgraded Soft Close Hinges on Doors & Drawers;
- Comfort Height Double Vanity in Master Bathroom;
- Tempered Hot Water Mixer Valve in Master Bathroom;
- Quartz Counter tops with Square Undermount Sinks;
- Modern Designer Bathroom Fixtures & Accessories;
- Comfort Height Elongated Toilettes;
- Upgraded Frameless Walk-In Shower with Doorless Entry
- Upgraded Tile Flooring in Bathrooms & Utility Room;
- Upgraded Bathroom Wall Tile.

# AROUND THE NEIGHBORHOOD



- 1 Edison & Patton
- 2 Rocco's
- 3 Black Page Brewing Co.
- 4 The Raven Tower
- 5 White Oak Music Hall
- 6 Sideout Volleybar
- 7 Spring St. Wine & Beer Garden
- 8 Main Street Indoor Soccer
- 9 La Casa Bakery & Café
- 10 Rocky Juarez Boxing Gym
- 11 Saint Arnold Brewery
- 12 Last Concert Café
- 13 UofH Downtown



# CRV HOMES



## QUALITY ASSURANCE

- 10-Year Warranty on Structure and Habitability;
- 2-Year Warranty on Plumbing, Electrical & A/C;
- 1-Year Warranty on Workmanship;
- Foundation and Framing Inspected & Certified;
- Third Party Quality Inspections;
- Third Party Energy Rating & Testing;
- Windstorm Engineering for 110 MPH;
- Raised Foundation Design for Flood Prevention;
- Municipal Inspections for Code Enforcement;
- Structural Design, Materials, & Workmanship Exceeds Required Standards;
- Daily Oversight and Internal Inspections by Experienced Construction Managers.



## ABOUT THE BUILDER

CRV Homes is a full-service turnkey new home builder providing Energy Efficient, Smart Homes with top of the line quality in the Houston-Metro area and catering to the specific needs and requirements of our clients. From quaint style Bungalows to larger and more complex homes.



# PROPERTY COMPARISON

## Welcome to 606 & 610 Boundary by CRV Homes

1506 Walton Street

1309 Summer Street

2104 Freeman Street



Description	\$495,000.00	\$524,500.00	\$628,000.00	\$439,900.00
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Stories, Size, Bedrooms/Bathrooms	1.5 Stories, 1,800 SF, 3/3	1 Story, 1,861 SF, 4/2	1 Story, 1,735 SF, 4/2.5	1 Story, 1,625 SF, 3/2
- City views on 450 square feet of roof top terrace with six person jacuzzi - Contemporary floating staircase with Red Oak treads & cable railing system - Private Siheyuan style courtyard with spacious wrap around covered patios		- Smart Samsung refrigerator - Covered front porch - Two car garage	- Historic design - Salvage materials - Stained glass windows	- Tray ceilings - Front and rear covered porches - Open floor plan design

### Quality

Fit & Finish Rating	5 - Stars	5 - Stars	3 - Stars	5 - Stars
Home Cleanliness Rating	5 - Stars	5 - Stars	4 - Stars	5 - Stars

### Features & Upgrades

New Home Construction	✓	✓	✓	✓
Private Yard	✓	✓	✓	✓
Premium Designer Appliances	✓			
Privately Gated Remote Entry	✓		✓	
Garage or Carport	✓	✓		
Covered Patios	✓	✓	✓	✓
Addition Off-Street Visitor Parking	✓	✓	✓	

### Warranty & Customer Service

Free 60-Day Touch-Up Service	✓			
1 Year Good Workmanship	✓	✓	✓	✓
Transferred Product Warranties	✓	✓		✓
2 Years Plumbing, HVAC & Electrical	✓			
10 Years Structural & Habitability	✓	✓	✓	✓
Online Warranty Portal	✓			

### Trust & Reputation

Greater Houston Builders Assoc.	✓			
Texas Association of Builders	✓			
National Association of Home Builders	✓			

### Green Energy Certifications

ENERGY STAR Certified Home (EPA)	✓			
Indoor airPlus Certified Home (EPA)	✓			
WaterSense Certified Home (EPA)	✓			

### Smart Home Technology

Smart WiFi Thermostat	✓			
WiFi Light Switches	✓			
Automated WiFi Front Door Lock	✓	✓		
Outdoor WiFi Camera	✓			
USB Built-in Access Points	✓			

Please reach out to schedule a showing...

[www.buildinhouston.com](http://www.buildinhouston.com)

888-993-7871



**CRV HOMES**  
Quality | Efficient | Smart

Exclusive Builder For: **HOUSTONIAN CAPITAL INVESTMENTS**



Information contained herein has been obtained through public sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

# 606 & 610 BOUNDARY AT A GLANCE

**Kitchen** - 12 x 17  
**Utility** - 5 x 5  
**Master Bdrm.** - 14 x 13  
**Master Bath** - 9 x 13  
**Bedroom** - 10 x 11  
**Bedroom** - 11 x 12  
**Extra Room** - 11 x 7  
**Living Room** - 17 x 18

**Gated Entrance** - Yes  
**Private Courtyard** -  
Yes  
**HOA** - No  
**Roof Top Terrace** - Yes  
**Hot Tub** - Yes  
**School District** - HISD

## LISTING AGENTS



OSCAR HERNANDEZ  
CO-LISTING AGENT  
832.594.3260  
OSCAR@OSCARFINEPROPERTIES.COM



JESSICA MORENO

JESSICA MORENO  
CO-LISTING AGENT  
832.860.0229  
JM@JESSICA-MORENO.COM