

# 1505 West 23th Street

From the lower to mid \$400s

**HARDWOOD FLOORING THROUGHOUT!  
ESTIMATED COMPLETION JULY 2020  
CHOICE OF FINISHES STILL AVAILABLE!  
ASK US ABOUT OUR PREFERRED LENDER**



**Homefront Enclave is another gorgeous new community built with pride by HomeFront Builders. This community situated on one of Shady Acres widest streets and surrounded by beautiful neighboring homes. Featuring spacious open floorplans and yard spaces, these homes are appointed with fine finishes, hardwood floors throughout, and many energy efficient features. Staying home will feel so good!**

# Floor Plan

# Features

\*Per builder

**NO HOA Dues!**

**Builder Warranty (2-10)**

Property Features:

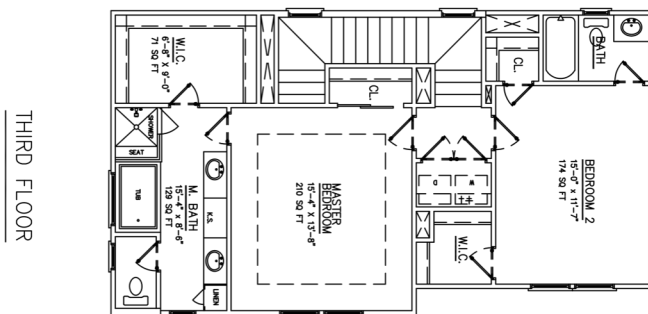
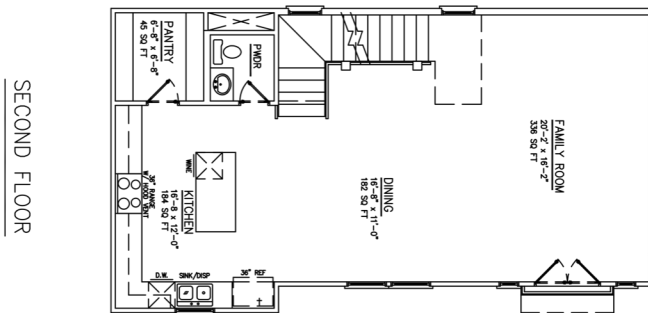
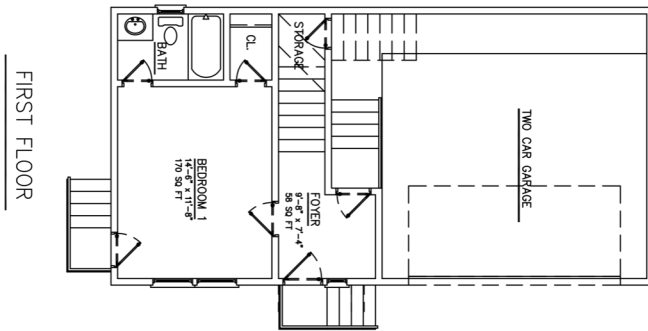
- Boutique gated community with 6 homes by Homefront Builders
- 3 Bedrooms and 3.5 baths
- 3 Stories
- 2 Car garage
- 2060 sq.'
- 2569 sq.' Total covered space
- Spacious open layout
- Nice backyard or front yard (4 units)
- Sprinkler System
- Balcony off living room
- Hardy siding
- 30 year asphalt shingle roofing

Home Features and Finishes :

- 50 gallon gas hot water heater
- Gas and electric Washer/Dryer connections
- Pre-wired for security system and surround sound system
- Pre-wired for CAT 5 & 6
- Dual remote controls for garage door
- Stainless energy star range, dishwasher, and above-range microwave included.
- Wine chiller INCLUDED
- Huge pantry
- Kitchen island with large quartz slab and breakfast bar
- Quarts counters throughout
- Under-mount sinks in bath
- Farmhouse style kitchen sink
- Brushed nickel faucets
- Soft-close drawer glides in kitchen cabinets/drawers
- 100% solid wood cabinetry
- Under-mount cabinet lighting
- Sleek ceramic tile flooring throughout all baths, and laundry room
- 5" Red Oak Hardwood flooring throughout except baths/laundry
- Master suite: a spacious retreat with spa-like bathroom and walk-in closet
- Large en suites with walk-in closets with built-ins
- Glass French doors and many windows
- Powder room on second floor
- 5 1/2" base boards
- Sprinkler system
- Extra wide 20' community driveway
- Back units additional parking spot option
- Upgrades still available!
- Choice of finishes still available!

Energy Saving Features :

- Techshield (Radiant) roof decking
- R30 roof insulation
- R19 insulated ceilings
- R19 insulated floors
- R13 Crawl space insulation
- R13 wall insulation
- R6 insulated duct work
- Naturally ventilated attic
- Conduit pre-installed for future solar panels
- Energy Star Appliances
- Energy Star Lighting
- Ceiling fans
- Water-saving toilet fixtures
- Windows: High energy efficient insulated low-e dual pane vinyl with solar tint and screens
- Doors: high energy efficient insulated low-e dual pane with solar tint
- High efficiency AC unit: 16 seer
- Trane brand; 5000 ton zoned unit
- Honeywell programmable digital thermostats
- Solar panel capable with wire conduit pre-installed
- First floor 58.6" elevation



HOMEFRONT BUILDERS HOUSTON LLC.  
 1505 W23RD ST