



# GRAND AT ALICE

To learn more about this community, please contact:

**MICHAEL AFSHARI** | 832.875.3252  
MichaelA@HappenHouston.com



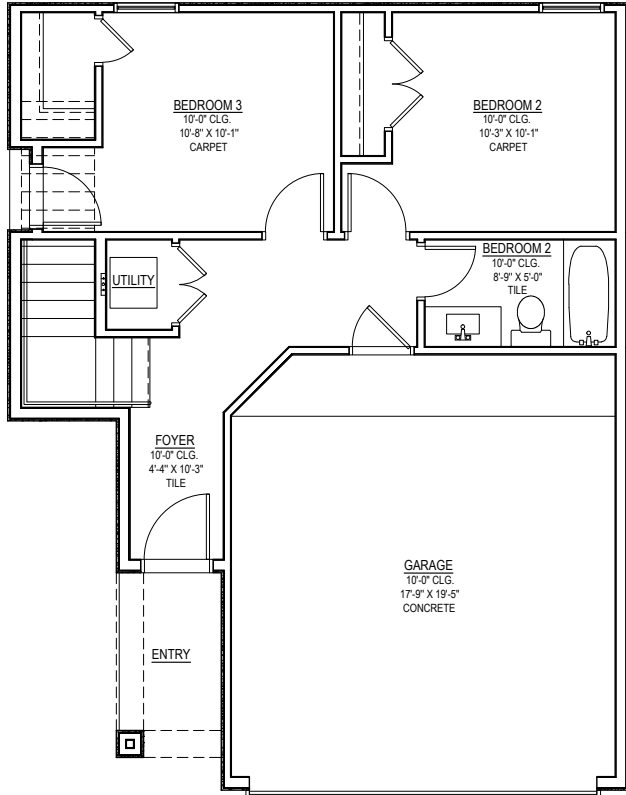
CHOICE IS THE ULTIMATE LUXURY



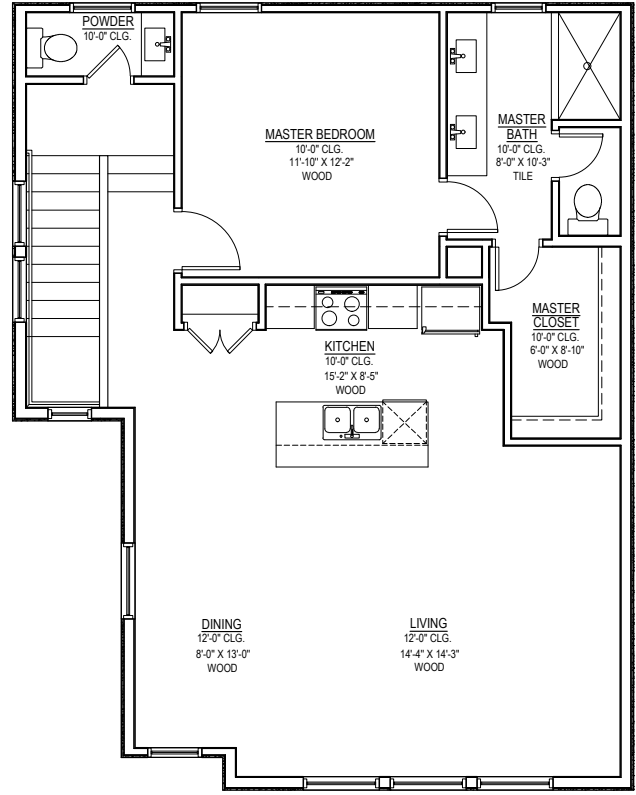
CITY HOMES  
CHOICE

# GRAND AT ALICE

## THE HERMANN - 1,402 SQ.FT.



FIRST FLOOR



SECOND FLOOR



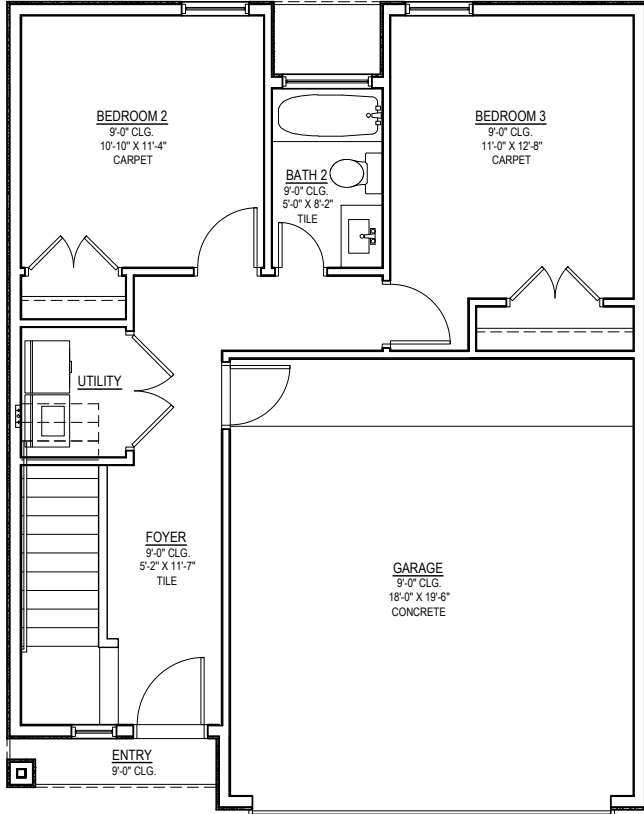
CHOICE IS THE ULTIMATE LUXURY



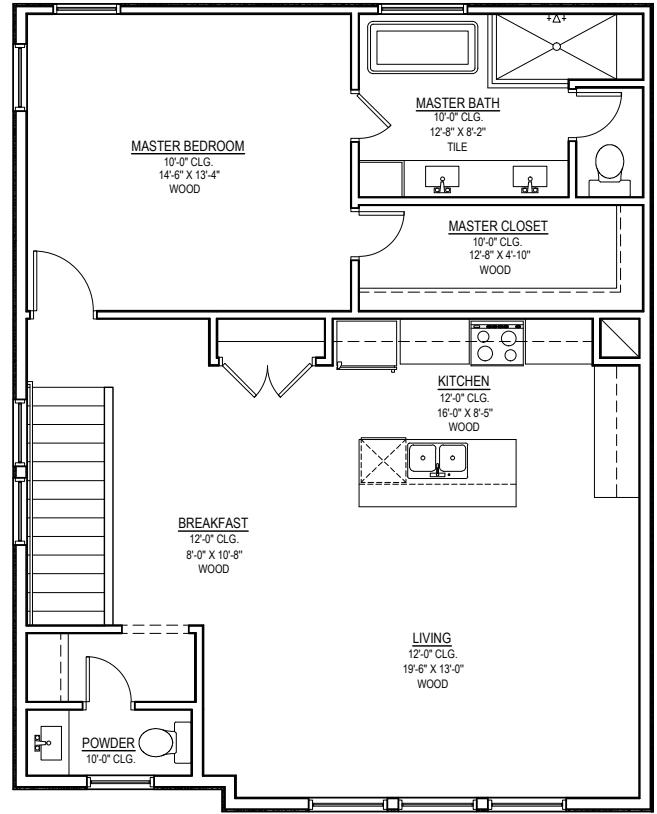
CITY HOMES  
CHOICE

# GRAND AT ALICE

THE COOLEY - 1,562 SQ.FT.



FIRST FLOOR



SECOND FLOOR



CHOICE IS THE ULTIMATE LUXURY

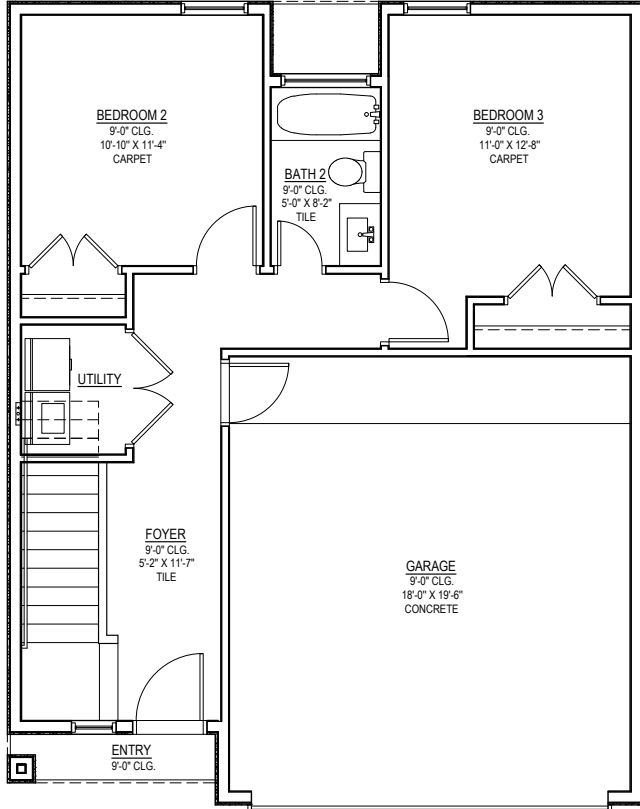




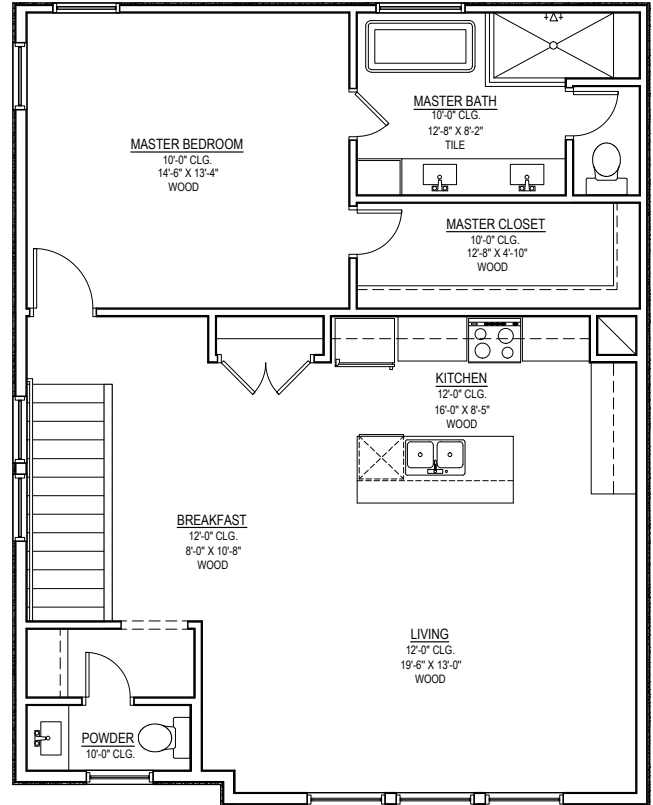
CITY HOMES  
CHOICE

# GRAND AT ALICE

THE FRASER - 1,562 SQ.FT.



FIRST FLOOR



SECOND FLOOR



CHOICE IS THE ULTIMATE LUXURY



# GRAND AT ALICE

## FEATURES & SPECIFICATIONS

### FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):

- Porcelain Tile in Entry Hall
- First Bedroom Carpet
- Porcelain Tile Floors in Bathroom and Shower
- Quartz Countertops
- Undermount Sink
- Modern Chrome Plumbing Fixtures

#### Secondary Bathroom:

- Porcelain Flooring and Shower
- Quartz Countertops
- Undermount Sink
- Modern Chrome Plumbing Fixtures
- Shaker-Style Cabinets
- Tub/Shower Combo

### SECOND FLOOR (KITCHEN, DINING, LIVING ROOM):

- Engineered Swiss Flooring throughout Second Floor
- Engineered Swiss Treads on Stairs
- Quartz Countertops
- Backsplash, White Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

### APPLIANCES:

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

### MECHANICAL SPECIFICATIONS:

#### Foundation:

- Engineered Post Tension Foundation
- 3,000 psi Concrete
- Engineered Building Pads

#### Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per Floor
- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

### Windows:

- Vinyl/Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

### Ceiling Heights:

- 10' First Floor
- 10' and 12' Second Floor

### Masonry:

- 3/4" Conventional Stucco System
- Conflex Elastomeric Coating

### Roofing:

- 25 Year Roof Shingle

### Air Conditioning and Heating:

- 16 SEER Unit
- Lenox Condensing Unit
- Lenox Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

### Electrical:

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

### Plumbing:

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- (1) Water Heater
- Modern Chrome Plumbing Fixtures

### Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Ceilings	Batt	R-19	6.25"
Attic	Blown	R-38	14"




CHOICE IS THE ULTIMATE LUXURY

ALICE STREET



2920 <del>SOLD</del>	SHARED DRIVEWAY	2938 <del>SOLD</del>	2940 <del>SOLD</del>	SHARED DRIVEWAY	2958 <del>SOLD</del>	2960	SHARED DRIVEWAY	2980	GRAND BOULEVARD
2922 <del>SOLD</del>		2936 <del>SOLD</del>	2942 <del>SOLD</del>		2956 <del>SOLD</del>	2962		2976	
2924 <del>SOLD</del>		2934 <del>SOLD</del>	2944 <del>SOLD</del>		2954	2964		2974	
2926 <del>SOLD</del>		2932 <del>SOLD</del>	2946		2952	2966		2972	
2928 <del>SOLD</del>		2930 <del>SOLD</del>	2948 <del>SOLD</del>		2950 <del>SOLD</del>	2968		2970	

LEGEND

	THE HERMANN
	THE FRASER
	THE COOLEY

To learn more about this community, please contact:

**MICHAEL AFSHARI**  
832.875.3252  
MichaelA@HappenHouston.com

CHOICE IS THE ULTIMATE LUXURY