

**Home Expo Showcase, LLC**  
**PO BOX 9970**  
**THE WOODLANDS, TX 77387**

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**11033 Ellwood St.**

**Specifications and Features**

**ENERGY EFFICIENCY**

- Continuous spray foam exterior wall and roof system
- Double pane Andersen windows
- Double pane French Doors in Dining Area
- Daikin DZ18 Inverter driven variable speed zoned system, communicating thermostats
- Fresh air duct with optional Honeywell Energy Recovery Ventilator and Dehumidifier
- Navien 240A natural gas on demand water heating with built in recirculation
- Clopay "Intellicore" insulated R12.9 garage door, high strength with solid foam core and "Smart" opener

**UPGRADES**

- Thermador appliances
- Benedettini frameless cabinetry
- LED recessed lighting
- Pre-wired for speakers and surround system
- Pre-wired for security cameras
- Pre-wired for security system
- Kohler and Brizo plumbing fixtures
- Touch sensor kitchen and laundry sink faucets
- Moen digital "Smart" shower control in Master Shower
- Natural marble in master and powder bath
- Engineered 7" wide white oak plank flooring common areas and all bedrooms
- Mahogany entry door with Flemish glass
- Programmable sprinkler system with "Smart" controller
- Entire roof protected with fully adhered underlayment beneath shingles
- Exterior stucco with Dupont "Performance Building Solution" drainage plane system
- Custom designed closets with built in drawers
- Continuous gutter system with Leaf Guard and downspouts that feed into underground drainage pipes
- Gas, electric and plumbing available for easy installation of summer kitchen
- Solid white oak stair treads with custom built iron railing
- "Smart" dimmable switches available option
- "Smart" yard sprinkler system