



STUART HUTCHINS VILLAS



To learn more about this community, please contact:

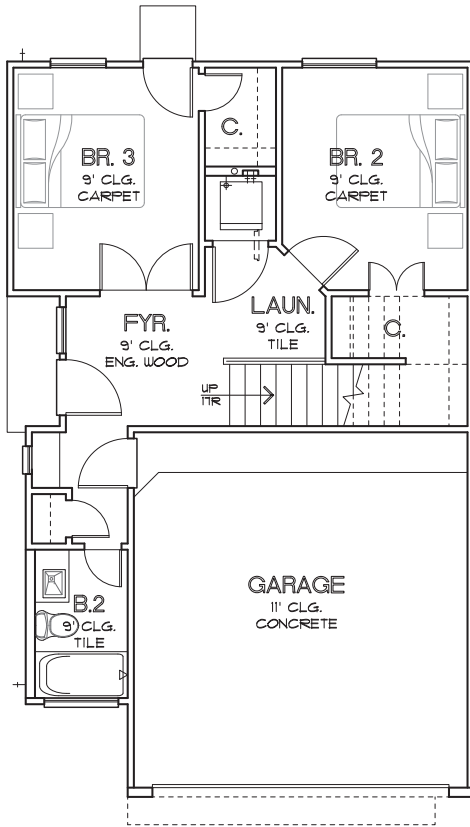
MICHAEL AFSHARI | 832.875.3252
MichaelA@HappenHouston.com

CHOICE IS THE ULTIMATE LUXURY

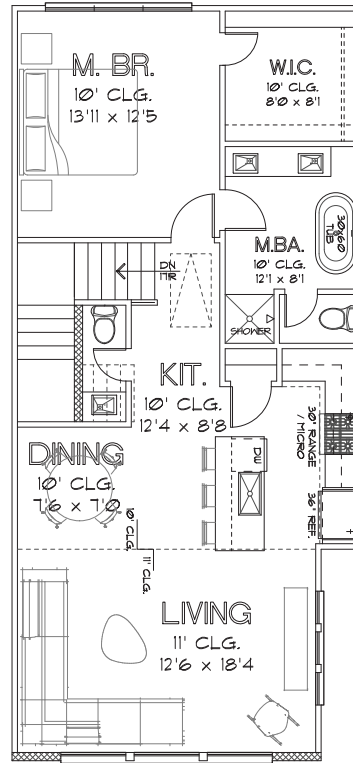


CITY HOMES CHOICE

STUART HUTCHINS VILLAS THE ELLA - 1,486 SQ.FT.



FIRST FLOOR



SECOND FLOOR

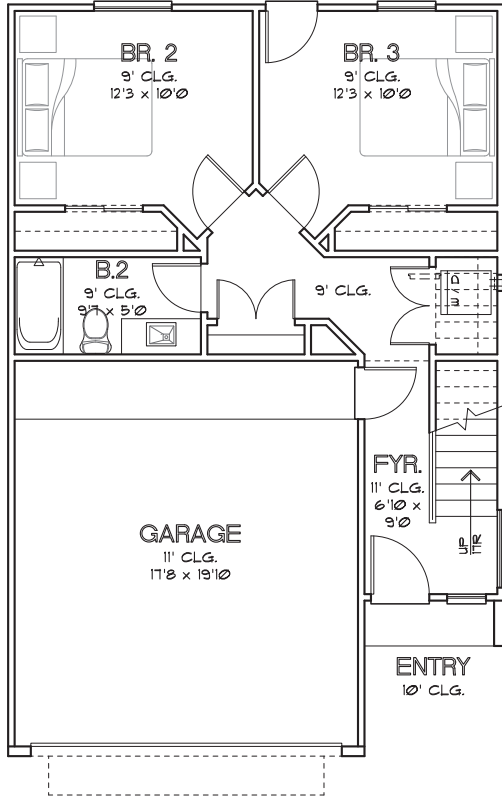


CHOICE IS THE ULTIMATE LUXURY

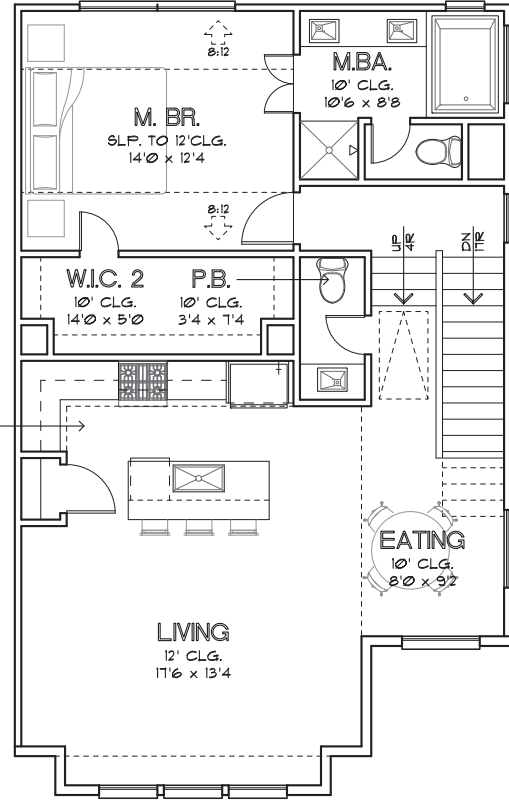


CITY HOMES CHOICE

STUART HUTCHINS VILLAS THE YALE - 1,499 SQ.FT.



FIRST FLOOR



SECOND FLOOR



CHOICE IS THE ULTIMATE LUXURY



STUART HUTCHINS VILLAS

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 in 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; Carpet in Bedrooms (Finish to be Determined)
- Engineered Swiss Treads on Stairs
- Quartz Countertops
- Backsplash, White Subway Tile Backsplash
- Shaker Cabinets
- Powder Room with Pedestal Sink

Master Bathroom:

- Porcelain Tile, Bath & Shower Tile
- Freestanding Soaking Tub in Most Units
- Glass Enclosed Shower
- Modern Chrome Plumbing Fixtures
- Undermount Dual Sink
- Quartz Countertops
- Shaker Cabinets

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:

- Varies by Floor Plan

Masonry:

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

Roofing:

- 25 Year Roof Shingle

Air Conditioning and Heating:

- 3 Ton A/C on Two-Story Homes
- Trane Condensing Unit
- Trane 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
- Modern Chrome Fixtures in Baths

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"

Appliances:

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

CHOICE IS THE ULTIMATE LUXURY



CITY HOMES
CHOICE

STUART HUTCHINS VILLAS
SITE PLAN



To learn more about this
community, please contact:

MICHAEL AFSHARI

832.875.3252

MichaelA@HappenHouston.com

CHOICE IS THE ULTIMATE LUXURY