

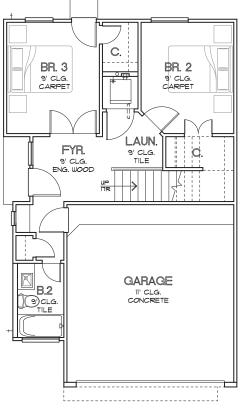
PARK AT YALE



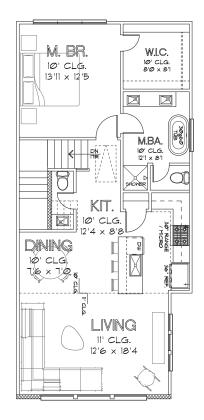




PARK AT VALE THE ELLA - 1,486 SQ.FT.



FIRST FLOOR



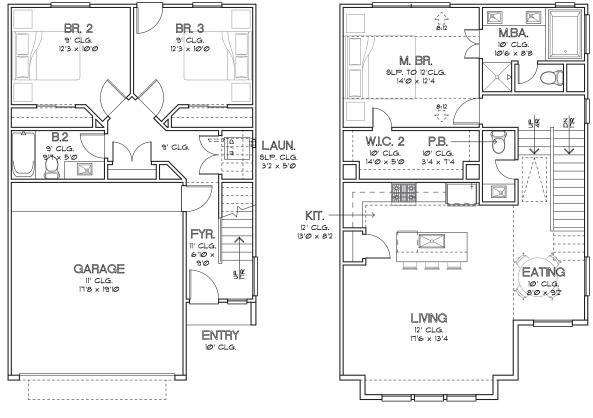
SECOND FLOOR







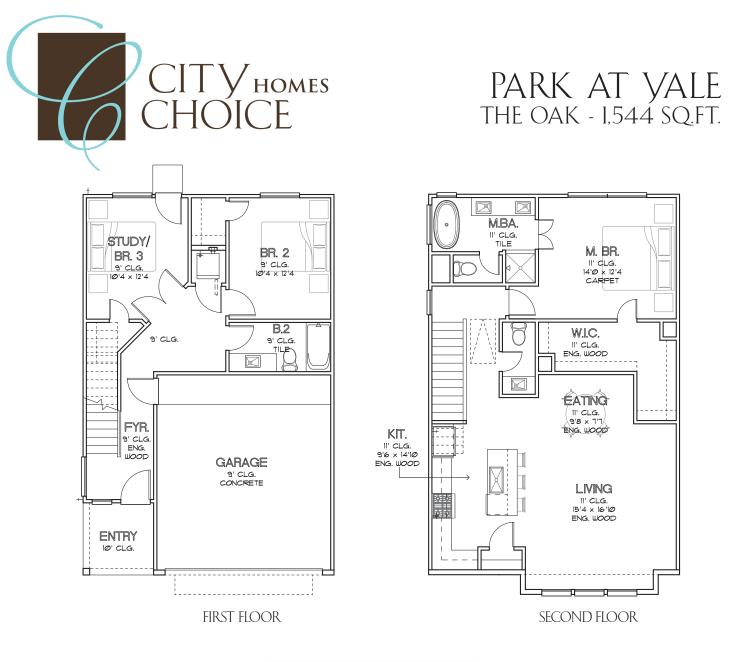
PARK AT VALE THE VALE - 1,499 SQ.FT.



FIRST FLOOR

SECOND FLOOR

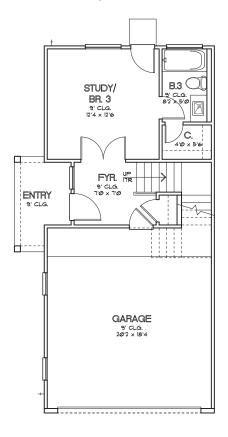


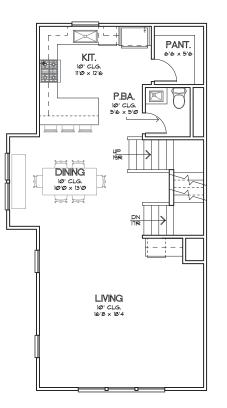


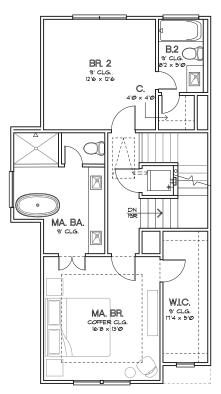


CITY HOMES CHOICE

PARK AT VALE THE HARVARD - 1,834 SQ.FT.







FIRST FLOOR

SECOND FLOOR

THIRD FLOOR







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-) 0.C.
- Yellow Pine Ceiling Joints 16" (+or-) 0.C.
- Yellow Pine Rafters, 16" (+or-) 0.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



PARK AT VALE FEATURES & SPECIFICATIONS



PARK AT VALE SITE PLAN

Z>

104 THE ELLA THE VALE

NO8 The Oak

THE EQA

THE SOLE

114 The Oak

SOC THE EQA

118 The Yale

120 THE OAK CH22 THE EDLA

124

126

128

The Ella

The Yale 132

The Oak

134 The Ella

136 The Yale

138

The Oak

14O The Ella

142 THE YALE

144

THE OAK

l46 THE ELLA

148 The Yale 150

THE OAK

152

THE ELLA

100

4502 The Harvard Ϊ

4504 E Harvard

130

THE OAK

The Yale

SHO5 THE KOLA

SIO7 THE SOLE

NO9 THE WAK

SHI The **Kid**a

SOI3 THE VALE

li5 The Oak

117 THE ELLA 119e The Yale

121 The Oak

Sh23 The **SO**A

125

The Yale

127

THE OAK

129

The Ella

131 THE YALE

133

The Oak

135 THE ELLA

137 The Yale

139

THE OAK 141

THE ELLA 143

THE YALE 145

THE OAK

147

THE ELLA 149 The Vale

151

THE OAK 153

THE ELLA

*i*h

4510 The Harvard 114E Harvard 114E Harvard 114E Harvard

TREVOR PARK LANE

KNIGHTSBRIDGE PARK LANE

To learn more about this
community, please contact:

MICHAEL AFSHARI

832.875.3252 MichaelA@HappenHouston.com

CHOICE	IS	THE	ULTI	MAT	Ē	LUXU	JRY

