



L&L HOMES

214 Latham #2 Houston, Texas 77011

Included Features

Interior

- 3/8-inch-thick Engineered Wood Floors by **Master Craft Real Wood** floors, **1865 Collection** with a Weathered brush grain.
- Raised Ceilings in Entry and all rooms with Crown Molding.
- **Moen** Plumbing Fixtures with lifetime warranty
- Craftsmen Style 1x4 Casing and 1x6 Base Boards Throughout
- Two Tone Wall and Trim Paint
- All lights are Energy Efficient LED
- Ceiling Fans in all Bed Rooms and Living Room
- 2 Inch Faux Wood Blinds on all windows
- Prewired for TV in all Bedrooms (RG6)
- Pre-wired with CAT5 in all Bedrooms and Living Room

SMART HOME Features

- Full Touch Panel Alarm System
- Video Doorbell included
- CAT-6 Wiring
- Structured Media Enclosure
- **Schlage** ZWAVE Front Door lock
- **Liftmaster MyQ** WIFI Garage Door Opener
- **Honeywell** WIFI Thermostat
- Surround Sound Prewire
- Patio Prewired for **Speakers** and **TV**

Kitchen Features

- **Full GE Stainless Steel Appliances**
- 30 "Gas Range with Microwave Above
- **Quartz** Counter tops in Kitchen and Bathrooms
- Extra Deep Stainless-Steel Kitchen sink with **Moen** Garbage disposal
- 36 Inch Upper Cabinets
- Soft close Cabinet Drawers and Doors
- Under cabinet and above Cabinets lighting
- Huge Island with seating area

Exterior Features

- Maintenance Free **LP** Cement Fiber Siding
- 30 Year Composite Shingle Roof
- Sherwin Williams Exterior Paint
- 7 Foot wood fence around back yard and sides
- Full sod and landscaped

Energy Features

- R-38 Blown in Attic insulation
- R-15 Insulation on all exterior walls
- 16-SEER AC unit with R-8 Ducts
- Energy Efficient Vinyl Windows with Low E Glass
- Poly Seal on all Exterior Walls, Doors and Windows

Construction

- **ZIP** Waterproof Sheeting System
- **LP Smart Side** Siding with 50 Year Warranty
- ALL PEX Water Lines
- 16 SEER **Carrier** AC System
- Slab on Grade Foundation