



**410  
BAYOU STREET**

3.5  
BEDROOMS BATHROOMS

2,212 SF 1,825 SF  
LIVING SPACE LOT SIZE

**Offering**

**The ACES Builder's Warranty performance standards:**

- 1st year items- general workmanship
- 2nd year items- plumbing, electrical & HVAC
- 10 - year items- major structural & foundation

**Living Room**

- 18'7" x 15'7"
- Second Floor Living
- Open Concept
- Recessed Lighting
- (3) Double Paned Low E Windows
- 11 ft. Ceilings
- Wired for Ceiling Fan
- Pre-wired for Wi-Fi & Speakers
- 7.1 Surround Sound System
- RG6 -TV and CAT6- internet
- Motion Sensor
- Glue down Engineered Wood Flooring (6.5" wide)

**Powder Room**

- Privately sectioned away from the Kitchen
- Quartz Countertop
- Tile Flooring

**Dining Room**

- 12'0" x 10'2"
- 11 ft. Ceilings
- (4) Double Paned Low E Windows

Realtor

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- Recessed Lighting
- Pre-wired for a Chandelier
- Glue down Engineered Wood Flooring (6.5" wide)

**Kitchen**

- 18'7" x 10'0"
- 11 ft. Ceilings
- Stainless Appliances
- GE Free Standing Gas Range with five gas burners
- Large Stovetop Vent
- Pot Filler
- GE Microwave Oven
- GE Dishwasher
- Quartz Countertops
- Stainless Steel Sink
- Under Cabinet LED Lighting
- Shaker Style Kitchen Cabinets
- Cabinets are all soft closed
- Pantry
- Large Window Over Sink
- Brushed Nickel Faucet
- Kitchen Hardware: T-Bar Handles in Nickel
- 3 Industrial Pendant Lights
- 4.7' x 10' Calacatta Quartz Kitchen Island
- USB Port on Kitchen Island
- Two pull out trash bins
- Glue down Engineered Wood Flooring (6.5" wide)

**Wine Cellar**

- Custom Wine Rack
- Quartz Countertop
- USB Charger Outlet
- GE bottle Wine Cooler
- Glass Mosaic Backsplash
- Recessed Light
- USB Port

**Owner's Retreat**

- 15'3"x 15'0"
- Located on the Third Floor
- 10 ft. /11 ft Coffered Ceiling
- Recessed Lighting
- Pre-wired for Ceiling Fan
- (3) Double Paned Low E Windows

- His and Her walk-in Closets w/Custom Shelving
- 2 USB Outlets
- RG6 -TV and CAT6- internet
- Glue down Engineered Wood Flooring (6.5" wide)

**Master Bathroom**

- 10'x11'8"
- 10 ft. Ceilings
- Dual Double Sinks
- Quartz Countertops
- Tile Flooring
- Floor to Ceiling Tile
- White Standalone Tub w/Free standing bathtub Faucet
- 6 Body Spray Shower with Hand Spray and Rain Shower Head with LED Alert Lights (cold at blue/red as hot water)
- Towel Closet
- 2 Vent Exhausts

**Bedroom 2**

- 12'7"x 10'5"
- Located on the Third Floor
- 10 ft. / 11 ft. Coffered Ceiling
- Pre-wired for Ceiling Fan (capped)
- RG6 -TV and CAT6- internet
- (2) Double Paned Low E Windows
- Closet
- Private Bathroom with Tub/Shower and Floor to Ceiling Tile
- Tile Flooring in bathroom
- Glue down Engineered Wood Flooring (6.5" wide)

**Utility room**

- Located on the Third Floor
- Washer Connections / Electric Dryer Connections /Gas Dryer Connections
- Tile Flooring

No guarantee is made that the features, amenities, layouts, photos, materials and facilities depicted by photos, renderings, and/or sketches or otherwise described herein will be provided or, if provided will be of the same type, size or nature as depicted or described, and you shall not rely on the information contained herein. Renderings, photos and sketches may be inaccurate. The Developer may make modifications and changes to the project and information provided herein without notice.



### Bedroom 3

- 9'9" x 10'8"
- Located on the First Floor
- 10 ft. Ceilings
- Pre-wired for Ceiling Fan (capped)
- RG6 -TV and CAT6- internet
- (2) Double Paned Low E Windows
- Closet
- Private Bathroom with
- Wheelchair Access Walk-In Shower w/Floor to Tile Ceiling
- Tile Flooring in bathroom
- Towel cabinet
- Glue down Engineered Wood Flooring (6.5" wide)

### Garage

- 18'7" x 26'0"
- 2-Attached Garage
- Oversized Garage and 26' ft long
- 10 ft. Ceilings
- Refrigerator/Freezer Hookup
- Sink
- 240 V Electric Car Charger
- 5. 2' x 6' Overhead Storage
- 6. 8' Garage Door
- Steel Garage Door
- 8' foot high garage door
- 200 AMP Panels Chargers

### Additional Amenities

- Roof: Shingles (30 yrs.)
- Water Heater
- Variable Refrigerant Flow HVAC system (2yrs) VRF ceiling mount AC system @ 26 seer energy rating with heat retention (No air ducts from floor to floor) very quiet
- Downstairs/upstairs Bedrooms
- Custom Mudroom area with full height under stair storage with hardwood floors
- 1" Tread Solid Oak Birch Risers
- 8' Doors throughout
- Recessed lighting throughout
- LED Lights 4" Diameter
- Walls: Level 4 Surfaces with Satin Paint throughout
- Custom Made Metal Railings
- Christmas light outlets
- Pre-wired for Alarm System
- Pre-wired for Exterior Security Cameras
- Smart Home Ready
- 16 feet wide shared driveway
- Exterior of home: California Stucco, Stone
- Foundation Elevation is Raised 18" over the street
- Attic Access
- Half of Attic no Mechanical Equipment making it a huge storage space