

SANCTUARY BUILDERS FEATURES & SPECIFICATIONS

615 E 23rd Houston, TX 77008

Energy Star Certified

- BIB insulation
- Energy Star Certified Window Package

Kitchen

- Black Pearl granite countertop
- Kohler SS undermount sink with basin racks
- Butlers' pantry
- Island with area for seating
- Bosch appliance package
 - 30" speed microwave
 - 30" wall oven
- Walk in pantry
- Natural tiles on backsplash are sealed
- 36" gas cooktop
- 6 cycle dishwasher
- DW doesn't have exterior handle so it won't get in the way

Utility Room

- Countertop is Mont Blanc by Silestone
- Actual room, not closet
- Undermount utility sink
- Upper and lower cabinets
- Gas or electric dryer

General

- Stained mahogany front door
- Coat closet on 1st floor
- Storage/game closet on 2nd floor
- Engineered foundation
- Security system with capability of add-ons
- 16 SEER 2 speed 4-ton AC system with 3 zones
- Level 5 drywall finish
- Hardwood floors though out
- Art height light switch
- Extra tall ceiling in garage great for extra storage
- Alley access 2 car garage
- Soft close drawers

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- Powder bath on first floor
- Solid cedar beams in living area
- Fire place with granite surround and mantel (black diamond in a flamed and brushed finished)
- Electric garage door openers with 2 remotes

Exterior

- Low maintenance garden
- Partially covered deck in lanai
- Gas line for outdoor grill
- Rain barrels for improved drainage and water recycling
- Back & sides fully fenced
- Large gates at front for ease of trash can storage
- Natural cedar posts on balcony & front porch
- Full slab under crawl space

Master bath

- Countertop lagos azul limestone honed imported from Portugal
- Large shower w/ seat, frameless glass enclosure
- separate soaker tub 76"x36"
- Shower walls & Bathroom Floor are White Cliffs Polished Marble tiles
- Decorative band is Sea Jewels Mother of Pearl mosaic

Kohler artifacts, fixtures, and accessories

- Hollywood bath
- Countertop is Mont Blanc by Silestone
- Cast iron tub
- Tub surround has 3x6 subway tiles with deco band in Skybridge Gray