



13204 Dartmoor Terrace - Feature Sheet

- Covered patio with wooden pergola.
- Drainage added down sides of property.
- Storm doors added to front and back entrances.
- Upgraded quartz countertops in kitchen.
- Custom cabinetry in family room.
- Security system operational via alarm.com app

Maintenance

- A/C maintenance - completed every 6 months, last service October 21st, 2020
- Pest control - completed every 2 months, last service November 16th, 2020
- Gas fire checked, serviced and cleaned on November 21st, 2020



DISTINCTIVE EXTERIORS:

- Beautiful exterior combination of brick, stone, and stucco *
- Alder speakeasy front door
- Tile balconies with wrought iron railings and French doors *
- **Wayne Dalton** insulated Charleston style garage doors, includes two remote garage door and gate openers
- **Kwikset** exterior satin nickel handle-set and deadbolt with Smart Key technology
- LED doorbell
- Accommodating exterior lighting package equipped with coach lights, one-bulb fixtures, and recessed can lights *
- Exterior GFI-Guarded electrical box
- Weather-proof GFCI outlets provided at front porch, rear patio, and garage
- Full gutters around home *
- Decorative address plaque
- **James Hardie** cement fiber siding, soffit, and trim
- Composite shingles with 30-year limited warranty
- Traditional high-pitched roof
- Vinyl window frames
- Full light fiberglass rear door
- Beautiful landscape package equipped with a fully sodded front and rear yard
- Spacious concrete patio at back yard, includes ceiling fan and recessed lighting *
- Elegant exterior balcony *

LUXURIOUS INTERIORS:

- Elegant brushed nickel lighting fixtures, door hardware with privacy and passage knobs throughout home; rocker switches throughout home
- Recessed can lighting in family room, dining room, butlers pantry, master bath, and hallway *
- Art niches with mini recessed can lighting throughout *
- Eyeball lighting at fireplace
- All bedrooms, family room, and gameroom include a brushed nickel ceiling fan; family room includes a

- fan speed control
- All bedrooms, family room, and gameroom are pre-wired for telephone and cable *
- Datasmart Technology which features OnQ structured wiring, Telecom Module, Video Module and security package
- Family room or media room is pre-wired for surround sound *
- Spacious ceilings on first floor *
- Beautiful hardwood floors on first floor *
- Welcoming ceramic tile in all baths, power room and utility room
- Sante Fe style interior doors
- Smoke/carbon monoxide detectors
- **Multipro** Latex Summertime interior paint
- Rounded sheetrock corners except at windows
- Cozy standard carpet over nominal 1/2" pad
- Separate full-sized utility room with 2 upper cabinets and exhaust fans
- Hand-stained oak handrails at stairs with wrought iron balusters
- 42" direct vent fireplace with remote gas log igniter, fluted column mantle, and tile surround
- Built-in desk area *

GOURMET KITCHENS:

- Sleek granite countertops with a 1.5" edge
- **Kohler** 8" stainless steel sink with **Moen** one touch pull down faucet, and disposal
- Beautiful 42" flat panel maple cabinetry with under cabinet lighting
- Built-in kitchen gas appliances with energy saving cooktop with oven below and microwave vented to the outside
- Detailed 12"x12" ceramic tile backsplash
- Conveniently pre-wired for telephone
- Recessed can lighting
- Pendant lighting above kitchen island *

STUNNING BATHROOMS:

- High quality brushed nickel **Moen** plumbing fixtures
- Luxurious Venetian marble countertop with

INCLUDED IN YOUR NEW HOME CONT.



- undermount china bowl
- Flat panel maple cabinets
- Relaxing tub/shower combination in secondary baths
- Detailed 12"x12" ceramic tile surrounds
- Formal powder room with undermount sink *

MASTER BATH

- Sleek granite countertops with a 3/4" flat edge and undermount china bowls
- Rainglass window at tub *
- Low profile drop in tub with whirlpool-action
- Separate shower with frameless shower door
- Recessed can lighting
- Beveled mirror

EFFICIENT ENERGY FEATURES:

- **Goodman** high efficiency 14 S.E.E.R. air conditioner
- Convenient **Honeywell** digital programmable thermostat
- Dedicated return air in master suite
- Pressure relief ducts in bedrooms for increase comfort
- MERV 10 filters and fresh air ventilation
- Low E double pane high performance windows
- Insulated low SHGC (solar heat gain coefficient) windows
- CFL bulbs throughout interior
- Energy saving gas furnace, water heater, and dryer connection
- Radiant barrier roof decking
- Low flow faucets and shower heads
- Sill seal gasket installed between exterior bottom plate and slab
- 2 stage reduced air infiltration featuring polyseal and ultraseal

INSULATION

- R-38 in flat ceilings
- R-22 under platforms, at sloped ceilings, and cold floors
- R-13 in walls and knee walls with hot wall sheathing

EXCELLENT CRAFTSMANSHIP:

- On-site framing construction

- Engineered post-tension slab designs

FULL 10-YEAR HOME BUILDER'S LIMITED WARRANTY

- For more details please contact the Sales Consultant

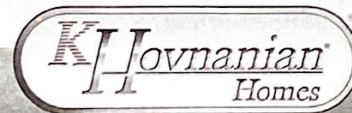
NOTES FOR YOUR NEW HOME:

All Houston K. Hovnanian® HIGH PERFORMANCE HOMES

Energy Efficient Features included in all Houston K. Hovnanian® High Performance Homes

Other
Homes

✓	14 SEER AC Unit - Cost effective and energy efficient air conditioning unit.	
✓	Low E Windows - Double Pane Low E windows with low Solar Heat Gain Coefficient for improved thermal performance.	
✓	Programmable Thermostats - Programmable thermostats make it easy for you to save energy and money by easily monitoring and regulating your home's temperature.	
✓	High Efficiency HVAC - Gas furnace for reduced energy costs.	
✓	Interior CFL Lighting - Installed for reduced energy usage.	
✓	MERV 10 Air Filters - For improved indoor air quality and reduced maintenance.	
✓	High Efficiency Water Heater - Installed for reduced energy costs.	
✓	Fresh Air Ventilation - For improved indoor air quality.	
✓	Radiant Barrier Roof Decking - Energy efficient and cost effective radiant barrier that reduces radiant heat from entering the attic, keeping it cooler and lowering energy costs.	
✓	Engineered Floor System - Designed for more predictable floors and to minimize waste.	
✓	Sealed Ductwork - Mastic and taped sealed ductwork in unconditioned spaces to minimize energy loss.	
✓	Tight Construction - Reduced air infiltration system includes hotwall sheathing, poly seal, drywall penetrations sealed and sill seal between exterior plate and slab for improved thermal performance and air infiltration.	



Utility Information Sheet

Property Address: 13204 Dartmoor Terrace Dr, Houston, TX 77077

Current Electric Provider Ambit

Average Monthly Bill (last 12 months) _____

Highest Monthly Bill (last 12 months) \$227.58

Lowest Monthly Bill (last 12 months) \$51.86

Current Gas Provider Centerpoint

Average Monthly Bill (last 12 months) _____

Highest Monthly Bill (last 12 months) \$68.77

Lowest Monthly Bill (last 12 months) \$26.82

Current Water Provider Billed via HOA

Average Monthly Bill (last 12 months) _____

Highest Monthly Bill (last 12 months) \$80

Lowest Monthly Bill (last 12 months) \$30