

BELLAIRE BUILDERS

CONSTRUC SPECIFICATIONS

**4626 Valerie St.
Bellaire, Texas 77401**

EXTERIOR

Engineered pier & beam foundation on twelve foot bell bottom piers.
Stucco exterior with Natural Stone at front entry.
Stained bead board at front and rear covered porch ceilings.
Composition Shingles / GAF Timberline architectural shingles
James Hardee brand vented soffits.
Spray foam insulation in exterior walls and attic and closed cell spray foam in Crawl Space.
Dual pane low E Aluminum windows.
Front and rear porches and steps covered in tile.
Decorative wrought iron railing at rear porch & handrails.
Summer kitchen at covered rear porch with DCS gas Grill and sink.
TRANE brand 16 SEER A/C (Single Stage) compressors and matching Furnaces.
Tankless Hot water Heaters.
Full gutters connected to drainage system.
Automatic sprinkler system in front and back yard.
Eight foot cedar fencing with two gates.
Fully sodded and landscaped.

INTERIOR

Twelve foot ceilings downstairs and Ten foot ceilings upstairs.
European Oak flooring in entry, study, dining room, family room and upstairs Bedrooms.
Oak stair treads and all metal stair handrails and balusters.
Luxury Carpet in Media Room.
Tile in wet areas: utility room and bathrooms.
Kitchen - Quartzite countertops with under-mount apron sink - Painted job built cabinets.
Sub Zero and Wolf Appliance package.
Wolf Range, Double Oven, 6 burner Gas Cooktop with griddle.
Cove Paneled Dishwasher and Sharp 30" microwave drawer.
Sub Zero 30" Refrigerator Column and 24" Freezer Column with matching Panels.
Direct Vent Fireplace with floor to ceiling tile surround.
Custom job built cabinets in Master Bathroom with luxe gold hardware.
Walk in shower with Brizo Luxe Gold Plumbing fixtures including: Rain Shower,
Body Spray, Hand-Held and Fixed Shower Head.
Soaker tub with Floor mounted Tub Filler.
Solid eight foot tall doors both Downstairs and Upstairs.
Emtech Hardware on all doors with accented black hinges.
Trims include ten inch base downstairs, double crown moldings on first floor ceilings.
Six inch base board on second floor and single crown moldings upstairs.
Study with stained maple built in cabinets and Bookcases.
Three built in chest of drawers in master bedroom closet with pull down clothes rods.
Built in chests in secondary bedroom closets.
Oak treads and painted risers on stairs.
Stainless Steel under mount sink @ utility room.
Secondary tubs - decorative tile surrounds with recessed light above.
Stereo speakers installed @ Study, Family room, Master Bedroom, Rear Porch and Media Room.
Pre-wire surround sound at game room and family room.
All bedrooms wired for TV.
Complete electrical system with 200 amp underground service.