

BUYER BENEFITS
2706 Capitol St, Houston, TX 77003
4 Bedrooms | 3.5 Bath | 2 Attached Garage | 4,244 SqFt | 1,739 Land SqFt

Top Reasons Why We Bought The Home

- Easy access to freeways, downtown Houston/Texas Medical Center, both airports
- One of a kind community showcasing a modern and contemporary aesthetic with Lake Flato architects
- Progressively changing neighborhood with high walkability to restaurants, local breweries, entertainment amenities, walking trails and sports venues

Improvements you may notice

- Primary bedroom closet is custom by Closet Factory.
- Vanity/countertop on the 1st and 4th floor were updated a few weeks ago custom by Modern Wood Services.
- Added hallway entrance to the 4th floor bathroom.
- Added AstroTurf to every balcony.

Capitol Oaks/Lovett Builder

- 1st place award winning community for "Development of Distinction"
- 2 Metro light rail lines with access to the 3rd line with 1 transfer Downtown
- Discovery Green Park just blocks away along with "Green Street" shopping and entertainment
- Bike/ Walking trail next to the community
- Walk just blocks to the new "East Village", full of restaurants, lounges, coffee, comedy club and more!
- Baseball, basketball, and soccer stadiums for enjoyment all blocks away
- On the edge of Downtown with easy access to Medical Center, Montrose, Midtown and the Galleria
- Capitol Oaks is composed of townhomes with different themes, courtyards and the true comfort of a small village (almost 200 townhomes in Capitol Oaks!)

Custom Features

Elegant Exteriors

- Custom designs from Lovett Homes architects and Lake Flato Architects
- Contemporary design with metal and brick elevations
- Full gutters around entire home
- 2-car garage with ample storage space
- Professionally designed landscape package
- Metal roof
- Energy efficient, double pane windows with Low-E insulated glass
- Contemporary glass panel front doors

Gourmet Kitchens

- Spacious gourmet kitchens
- Shiloh furniture grade cabinets with semi pneumatic drawers and self/soft closing doors
- Quartz countertops
- Miele kitchen appliance package
- Under mount sinks with garbage disposal
- Insinkerator 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed LED lighting
- Under cabinet lighting
- Large 2 sided walk-in pantry.

**Information such as measurements, square footage, material descriptions of the home may not be accurate and should be verified by the buyer prior to purchase of the property. All improvements and utility costs were provided by the seller. Structural and mechanical information were provided by the builder using previous marketing material. Details may vary.*

Custom Features (cont..)

Inspiring Interiors

- Wood flooring throughout, no carpet
- Contemporary metal handrails
- Eight-foot solid core interior doors
- Rounded sheetrock corners
- 12' ceilings in living areas
- Huge windows and tons of light

Luxurious Primary Suites

- Sleek and contemporary tiles and countertops
- Shiloh furniture grade cabinets with semi pneumatic drawers and self/soft closing doors
- Oversized soaking tubs
- Oversized glass enclosed shower with seat
- Dual vanities
- Contemporary metal edged mirrors complimenting the plumbing fixtures
- Oversized walk-in closet with metal rods

Quality Construction

- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed alarm system with home automation
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room
- Reinforced "Elevator ready" closet, aligned on all floors via the oversized hall closets

Eco-Hip™ for Sustainable Green Living

- Lovett Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Dual flush toilets
- R-19 Insulation in exterior walls
- R-38 Insulation in attic
- Air sealing package
- Tankless water heaters
- CertainTeed Air Renew Drywall provides mold and moisture resistance in the home while removing VOCs (Volatile Organic Compounds)
- DOW WEATHERMATE™ weather barrier system
- Lennox 16.00 SEER HVAC system with two-stage compressor
- Lennox Harmony III™ Zone System - independent zoning of each floor level for controlled comfort and efficiency
- MERV 10 - high performance media air filter
- Programmable thermostats • Radiant barrier
- Low-E double pane energy efficient windows
- Energy Star® appliances
- Duct blaster and blower door testing
- Low VOC paint

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