

## 4323 Jim West Features

Bellaire, TX 77401

### 1- Exterior Features

- a. Pier and beam foundation
- b. Highly elevated floor (42" above flood plan in lieu of 12" standard)
- c. Elevated garage
- d. Smart front light control using smart phone or Alexa or Google Hub
- e. Gravel crawl space with drains tied to drain system
- f. Structural Concrete Masonry Unit (CMU) crawl space knee wall
- g. Stucco and stone siding
- h. Waterproof porches front and back
- i. All walls are framed at 16" O.C.
- j. Foam insulation system
- k. 6" continuous gutter
- l. Aluminum windows
- m. 18' x 8' Windsor insulated garage door
- n. 3'6" x 8' iron front door
- o. 8' tall fence with two gates
- p. Landscape featuring St. Augustin Sod, bluebonnet tree, white gravel, front flower bed
- q. 5 zone irrigation system front and back with smart controller using smart phone or Alexa or Google Hub

### 2- Interior Features

- a. Site-built cabinet including kitchen, bar, study room, living room, MUD, closets game room
- b. Cabinetry to ceiling (full height in kitchen) including glass door upper cabinets.
- c. Custom shower glass at master bathroom
- d. 10'-4" ceiling
- e. Prime and paint all ceilings, walls, cabinets, all wood trims and stained stairs
- f. Floor and wall tile at all wet locations
- g. 7-1/2" Chambord Plus Bella Cera Engineered Oak Monterey hardwood floor for entire house excluding the bathrooms
- h. Quartz countertops including kitchen, Island and master bathroom
- i. Custom iron stair railings
- j. Thermador stainless appliances including 36" side-by-side refrigerator, 6 burner cooktop, 36" matching hood, oven and microwave, dishwasher, 24" Azure beverage center
- k. Summer kitchen including a 30" Kitchen Aid grill and a 36" Z-line hood

- l. Pex plumbing throughout including a Navien tankless hot water heater featuring an internal recirculation pump
- m. Delta plumbing fixtures
- n. Carrier 16 Seer air condition systems, 3 tons first floor and 4 tons second floor
- o. Two smart programmable Nest Thermostats
- p. Two high efficiency gas furnaces
- q. Heatilator gas fireplace with remote ignition
- r. Prewired alarm system
- s. Prewired sound system in family room
- t. Cat5 cable for Internet and phone system
- u. TV cable outlet at throughout the house