



SOUTHERN PORCH  
D E V E L O P M E N T

SPECIFICATIONS:

BUILDER TO INCLUDE:

- 1 year workmanship warranty, 2 year systems warranty, 10 year structural with 2/10 Home Warranty. Ask for more details.

EXTERIOR:

- Claymex King Size Brick with James Hardie Siding (per architectural plan)
- 30-year asphalt composition shingles by CertainTeed Landmark series
- Galvanized Metal Roof above front entry
- Fiberon Good Life composite deck
- Milgard Thermal Break Aluminum Stimulated Divided Lite Bronze colored windows
- 2 Wooden entry gates
- 8' Cedar privacy fence per site plan
- 9' tall 6 Lite TDL African Mahogany wood and glass entry door
- 5 Zone Sprinkle System with Hunter Control Panel
- Gutters with downspouts are standard

LOCATION:

- Zoned to Horn Elementary, Pershing Middle and Bellaire High
- Only 15 minutes to the Medical Center, 23 minutes to Downtown, 15 minutes to Galleria, and 10 minutes to Greenway Plaza

SUBJECT TO PASSING ALL CITY OF BELLAIRE REQUIRED INSPECTIONS.

\*\*\*PLANS, PRICES, SPECIFICATIONS, AND MATERIALS SUBJECT TO CHANGE WITHOUT NOTICE.

Builder reserves the right to modify plans and specifications without notification.

CONSTRUCTION:

- CMU Block Foundation with Crawl Space
- 7/16" Zip-R wall sheathing
- 7/16" OSB radiant barrier roof decking
- Third party energy verification
- Lennox 2.5 ton and 3.5 ton 16 SEER variable speed with zone system
- PEX plumbing lines for domestic hot and cold water piping
- Rinnai V65 Tankless Water Heater
- Level 4 finish Sheetrock

KITCHEN:

- Quartz and Marble countertops
- GE Cafe energy star appliances including cooktop, wall ovens, built-in refrigerator, dishwasher
- Double island with beverage refrigerator
- Open concept for entertaining
- 54" upper cabinets
- LARGE walk-in pantry

INTERIOR:

- 1st floor: 11' ceilings, 2nd floor: 9' ceilings with vaulted in bedrooms
- Hardwood floor throughout
- Central technology hub
- Smart Wifi enabled Programmable Thermostat
- Interior doors are 2 panel recessed
- Under cabinet lighting in kitchen
- Designer decorative lighting fixtures throughout
- Prewired alarm system including camera locations
- Kohler plumbing fixtures throughout with coordinating bath hardware

MASTER SUITE:

- Vaulted Ceilings
- LARGE walk-in closet
- Double vanities in Master Bathroom with additional knee space
- Quartz or Marble Countertops
- Free-standing tub
- Frameless shower door in Master Bathroom with coordinating hardware
- Kohler Faucet Fixtures with coordinating Kohler plumbing accessories
- LARGE walk-in closet

