

IRONCLAD HOMES LLC BUILDER FEATURE SHEET

4608 OATS HOUSTON TX 77020

Designer Interior with Luxury Features

- Wrought Iron Stair Railing
- 42" Fireplace
- 6" Base trim throughout
- 4" Door casting
- 8' Entry doors
- Direct-vent fireplace with gas connection
- 12mm Laminate Waterproof flooring with AquaSeal technology, throughout the kitchen/family room and entry
- Ceramic tile in bathrooms with shower tiles extending to ceiling
- Red Oak Stained Wood Stair Treads

Magnificent Kitchens

- Energy Star qualified appliances by GE including stainless steel gas range, dishwasher and space saver microwave
- Stainless steel undermount sink with pull down single handle faucet
- Beautifully crafted Kent Moore cabinets with refrigerator surround and soft close drawers
- Natural stone countertops (granite/quartz) in an array of decorative colors
- Floating Shelves in Open Concept Kitchen

Sumptuous Bathrooms

- Lavish Master Bath with glass door shower enclosure, free standing tub, tile surround and double vanity sink
- Natural stone (granite/quartz) vanity tops on master bath and secondary baths
- Frameless Shower enclosure
- Designer Tile on flooring, shower floor and walls

- Floating Vanity with shelves
- Moen shower faucets

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Construction Highlights

- High-performance low E windows
- Tightly Sealed Air Ducts & House Wrap to reduce air filtration
- Metal Roofing on Front Exterior Awnings
- R-30 Attic Insulation
- R-13 Wall Insulation
- Energy Star qualified Hot Water Heaters
- Poured Concrete Foundation Slab on Grade
- Coronado Stacked Stone Veneer around Garages
- Modern Stained Front Door
- Large Exterior Back Balcony

Home Automation

- Advanced communication technology - CAT6 WIFI capable structured Wiring – telephone, cable Tv and pre-wired for Speakers in Kitchen/Family Room Area
- Nest Thermostats

Landscaping & Improvements

- Sod installed in front and rear yard
- Professionally designed landscaping
- Backyard 6' wooden fence surround
- Drainage extending from Backyard to Street
- Gutters