

29 Doe Run Drive | Doe Run Custom Estate Neighborhood on The Woodlands East Golf Course (TPC) | Upfront Grogan's Mill Village

Floor Plan Overview 5 Bedrooms (2 down) | 5 Full Baths | 2 Half Baths | Study, Media, Game, Gym on 1st Floor | 2 Laundry Rooms | 2 Game Rooms | 2 Kitchen Islands | 4-car Attached Garage

Property Overview

- Brand-new construction by Cornerstone
- Oversized lot at 35,272 Sq Ft on The Woodlands East Golf Course (TPC)
- 6,940 Sq Ft home
- Conditioned storage above garage 704 Sq Ft (finished with everything except flooring)
- 4-Car Attached Garage | 1,366 Sq Ft | Clopay custom insulated doors | Lift Master door openers (Wi-Fi compatible)
- Wrought Iron fenced estate includes motorized driveway gate w/keypad, remotes, Wi-Fi compatible
- Covered Lanai is 1,045 Sq Ft with Summer Kitchen in brick with granite counter and to include stainless steel grill, sink, faucet, under counter refrigerator
- Irrigated front/back yards

Exterior Features

- Composition 30 year, high definition GAF roof in charcoal | Metal standing seam roof
- Exterior paint in Sherwin Williams Pure White
- Hardi Plank Batten Board Siding
- Cedar shakes, beams, corbels, 1x6 T&G Entry ceiling | 1x8 shiplap ceiling Lanai
- Milgard Thermal Break Aluminum Windows | Bronze anodized finish interior/exterior | 5/32" Sun Coat Max Low E Argon filled
- Quaker Modern VU exterior sliding doors, french doors and front door | Black finish | Energy 3S (triple silver) Argon filled Low E glass
- Old Texas Brick | Custom 3-color blend of Jeffers Court, Silver Port & black | White mortar
- Front porch and front steps in same custom brick blend in pavers
- Lanai porch decking in tile (not selected yet)

Interior Features

FLOORING

- Main flooring throughout | Wide plank white oak engineered wood floor | The Artisan Collection - Expressions Fresco
- Stairs with white oak wood treads | Custom horizontal wrought iron railing with wood cap
- Wood floors in Powder Bath



- Tile Floors in Laundry Rooms and all Baths except Powder Bath (selections below)
- Luxurious Carpeting in Game Room and Media Room

TILE SELECTIONS BELOW (does not include Master Bathroom):



LAUNDRY ROOM DOWN
 18" Gray Hexagon Tile Floor
 Decorative tile backsplash
 Quartz counters (and butcher block)

GAME ROOM BATH DOWN
 18" Gray Hexagon Tile Floor

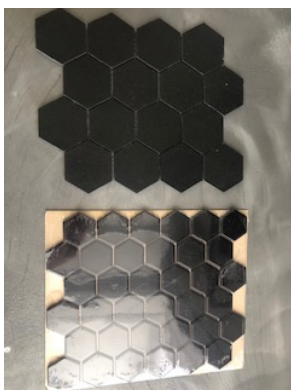


LAUNDRY ROOM UP
 18" Gray Hexagon Tile Floor
 Decorative tile backsplash
 Quartz Counters (and butcher block)



BEDROOM #1 UPSTAIRS
 18" Gray Hexagon Tile Bath Floors
 White Hexagon Tile Walls around tub 4" x 4"

BEDROOM #2 UPSTAIRS | GUEST BEDROOM DOWN
 12" X 24" White Tile Floors
 Small White Hexagon Tile Shower Floors
 4"x 4" White Hexagon Tile Shower Walls



BEDROOM #3 UPSTAIRS
 Black Floor Tile (larger tile not shown)
 2"x 2" Black Hexagon Tub Walls

COUNTERS

- White Quartz counters in Kitchen, Beverage Center, Pantry along with white backsplash (actual selections not chosen yet)
- Grey or white quartz in Bathrooms
- Black Leather Granite in Game Room Bath
- Quartz counters in Master Bathroom

CUSTOM CABINETRY | SPECS PER ROOM

Family Room

- Metal I-Beam and shiplap ceiling in Family Room
- Custom feature wall with 74" Ignite XL Prism Series Fireplace - linear, modern, built-in, electric fireplace with remote control (flame options and no heat to full heat options)

Kitchen

- Two custom designed 5ft x 9ft islands with 2 sinks | 2 Bridge Faucets with Square spout and knurled handle in Matt Black/Luxe Gold and Wall mount Pot Filler with knurled handle in Matt Black/Luxe Gold; Slab & Shaker cabinet doors | Exposed beam ceilings | Beverage Bar with ice maker and under counter wine/beverage refrigerator
- THERMADOR Appliance Package:
 - ◆ 48" Pro Harmony Gas Range with 6 Burners, Infrared Griddle, Double Ovens
 - ◆ 48" Thermador Professional Series Custom Hood Insert with Home Connection
 - ◆ Thermador Column Refrigerator and Freezer 20.6 Cu Ft (each) Built-In
 - ◆ Thermador Emerald Series Smart Dishwashers (2)
 - ◆ Thermador 24" microwave drawer in stainless steel
 - ◆ JennAir 30" Electric warming drawer with sensor temperature control
 - ◆ Thermador 24" under counter wine storage, 46 bottle capacity, 2 temperature zones
 - ◆ GE 15" Built-in Ice Maker
- Custom designed backsplash in white tile, white quartz counters
- Custom designed pantry has space for 2nd refrigerator and coffee bar area with quartz

Laundry Room 1 | Mud Room | Drop Spot

- Custom cabinetry including lockers | Quartz | Butcher block counter over washer and dryer for folding | Utility Sink w/faucet | 18" hexagon gray tile floor | Custom designed backsplash

Laundry Room 2

- Custom cabinets, gray quartz counters, utility sink w/faucet and 18" gray hexagon tile floor

Media | Game Room

- Custom sliding barn doors from Game to Media rooms

Dining Room

- Wall of custom built-in cabinetry

Secondary Bathrooms

- Powder Bath and Game Room Bath - Black iron vanity with open base
- Custom cabinetry with custom finishes in all other bathroom
- Custom designed, patterned tile selected for all shower and/or tub surrounds
- White ceramic rectangular bath tubs (except Master)
- Plumbing Fixtures in most Baths, Kitchen, Laundry rooms in Matt Black finish | Lux Steel finish in Game Room Bath | Guest Bath fixtures in Champagne Bronze
- Elongated toilet bowls
- Rectangular Vessel Sink in Canvas White for most bathrooms

Master Suite | Bathroom

- Master suite to have custom designed feature wall or ceiling beams, with modern, linear, 60" built-in electric Ignite XL Prism Series fireplace (remote controlled, and temp controlled from no heat to full heat)
- Master Bathroom fireplace feature wall custom designed to include 60" Ignite XL Prism Series electric fireplace (remote controlled, temp controlled) next to white freestanding tub with floor mount freestanding tub filler faucet in Matt Black finish; 4ft x 7ft shower with custom designed tile, frameless glass enclosure, rain shower, handheld and shower head in Matt Black Finish. His & Her custom designed vanities with Matt Black Finished widespread faucets and separate custom designed make-up/dressing vanity area, along with custom, floor to ceiling, his & her built-in closet.

Interior Doors & Trim | Paint

- Interior doors throughout 8ft solid panel doors
- Walls and ceilings finished in a Level 5 Smooth
- Interior paint Sherwin Williams High Reflective White in Flat Finish for walls, ceilings
- Cabinets, trim and doors Sherwin Williams High Reflective White Satin Finish

Lighting

- LED Recessed can lighting throughout
- Wall mounted and hanging fixtures have been designer-selected and purchased from various exclusive designer/builder sources.

Mechanical | Plumbing | HVAC

- Spray Foam Insulation in walls and roof
- A/C RUUD 20 Seer Certified Unit
- High Efficiency Tankless Water Heater with Hot Water Scale Prevention
- Pre-wired with CAT6, cameras, speakers, media, WiFi access points, security alarm and smoke detectors.

Ignite XL Built-in Electric Fireplace



Kitchen Sink Faucets & Pot Filler



Guest Bath



Master Bath



Game Room Bath



Rectangular Vessel Sink Most Baths



Laundry Rooms Faucet



Bathrooms 1, 2, 3



GE Ice Maker



Thermador Emerald Series Smart Dishwashers (2)



Thermador 24" Drawer Microwave



Thermador 48" Pro Harmony Gas Range w/6 burner and infrared



Thermador Professional Series Custom Insert Hood with Home Connection



Thermador 24" Wine Refrigerator



Thermador Freedom Collection Column Refrigerator and Freezer 20.6 Cu.Ft Built-In Fresh Food Column



JENN-AIR Warming Drawer 30"