

Features and Upgrades
3502 Napavine Ln
Houston Texas 77008

General Description:

Built in 2019
Builder - David Weekley Homes
Home - 1,704 sqft per Appraisal District
Lot - 1,895 sqft per Appraisal District
3 Bedrooms, 2 Full Bathrooms and 1 Half Bath
Stucco and Stone exterior
Wood stair treads and wrought iron spindles
Taexx in wall pest control system
Lennox 16 Seer HVAC
Jump ducts in secondary bedrooms to balance temperatures
HardieBacker in all water contact areas
Anti-fracture membrane used at all seams and nails in water contact areas
James Hardie siding and trim
Eaton/Cutler Hammer built-in electrical surge protector
Enclave of only 73 homes with large dog park, pergola and fountain
HOA annual fee \$2200
HOA fee includes: valet trash pickup 2x a week, recycling 1x a week,
front + back landscaping, pergola, fountain, dog park and entry gates
Guest parking + wide lanes in the community.
Centralized in-house warranty department
Pre-wired for alarm system
Sprinkler system
Garage access pad
Garage epoxy floor (\$600)

Diamond Level Environments for Living (Energy Efficiency Rating)
Radiant barrier roof decking
HardieBacker in all water contact areas
Advanced framing with 2x6 exterior walls
Vinyl framed, low E2 double pane windows
Formaldehyde free fiberglass batt insulation
R3 Dow insulated sheathing
R-22 Insulated exterior walls
R-19 Paperless batt insulation on sloped ceilings
R-38 Insulation in flat ceilings
Custom exterior Christmas lights

Living Area:

Custom faux fireplace and TV with hidden mount and components (\$4000)
Crate and Barrel drapes (\$960)
Luxury vinyl tile
Full wall of windows
High ceilings

Dining Area:

Restoration Hardware pendant lighting (\$500)
Inset area for additional furniture
Opens to living area and kitchen
Luxury vinyl tile

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Kitchen:

Farmhouse sink
Edge to edge six burner gas cooktop with warming drawer
Convection microwave
Deluxe stainless steel wine center
Full surface, eat-in island
Island fronted with matching cabinet fronts
In island trash bin
Encased refrigerator cabinetry
Pot drawers
Quartz countertops
Under cabinet lighting and electrical outlets
Above cabinet lighting
Restoration Hardware pendant lighting (\$500)

Half Bath:

Limestone wall (\$1200)
Pedestal sink

Primary Bedroom Suite:

Tray ceiling
Luxury vinyl tile
Oversized walk-in closet
Ceiling fan
2" blinds

Primary Bathroom:

Royal 5 foot soaking bath tub
Separate shower with mudset tile and toiletry niche
Undermount double sinks with quartz countertops
Deco designer floor tile

Bedroom 2 and 3:

Upgraded carpet and padding
Ceiling fan
2" Blinds

Bath 2:

Undermount double sinks with quartz countertops
Tile bath tile surround to the ceiling with toiletry niche
Travertine floor tile

Utility Room:

Upgraded upper cabinetry
Deco designer tile

Exterior/Backyard:

Standing seam front roof line
Concrete back patio
6 Foot capped wood fence
Sprinkler system and French drains
Front and backyard maintenance included in HOA
Full gutters tied into the drainage system