

1224 Mosaico Ln, Houston TX 77055

HOME FEATURES

- Ravenna inspired by a picturesque town in Italy known for **Mosaics**
- Private residential elevator to 3 floors
- Three car attached garage with wooden doors
- Sunburst plantation shutters with lifetime warranty throughout home
- Corner /End Home
- 4 Sides real STUCCO
- Imported barrel tile roof
- Fully landscaped courtyard with wooden pergola and wrought iron benches
- Landscape maintenance and irrigation settings provided by home owner's association
- 8-foot mahogany entry door
- Entry faces South
- 8 foot interior doors
- All hardwood / natural stone / tile flooring – no carpet
- 7 1/2" wide wood plank flooring throughout living area and bedrooms
- Hardwood stair tread
- Wrought iron railing spindles on all railings
- 12' ceilings in living area
- Five-piece crown molding in main living area
- Eight-inch base molding
- Double upper kitchen cabinets with glass inserts
- Natural stone countertops
- Large 4-side storage/ Kitchen island suitable for seating
- Miele appliances
 - 36" five-burner gas cook-top with retracting vent hood
 - Stainless convection oven
 - Stainless second convection oven / microwave
 - Stainless dishwasher – well insulated and can't hear it running
- Built in counter depth refrigerator cabinet
- Under cabinet lighting and hidden electrical outlets
- Recessed can lights throughout
- Fully installed alarm and home automation system
- Wi-Fi connected front door and garage door
- Pre-wired for surround sound in living area
- Living room opens to balcony overlooking landscaped courtyard including wooden pergola
- 9' ceilings in secondary bathrooms
- 11' coved ceiling in master bedroom
- 11' arched ceiling in master bath
- Natural stone tile floor and shower surround in Master bath
- Oversized soaking tub in master bath
- Oversized frameless glass-enclosed master shower
- His / hers walk in master closets with built ins
- Full gutters connected to integrated underground storm water drainage system
- Eco-hip high performance energy efficient home (see energy features below)

COMMUNITY FEATURES

- Gated community with a manned gatehouse from 7pm to 7am and all weekend
- Zoned to Memorial High School
- Adjacent to Awty International School
- 77' resort-style pool with club house, dining and covered lounge areas
- Spacious dog park

ECO-HIP FOR SUSTAINABLE GREEN LIVING

- Ravenna Eco-hip program meets and exceeds the New International Energy Code standard
- 2 X 6 exterior walls increase structural rigidity
- Strategically used engineered wood
- Energy Star /CFL/LED lights
- **Insulation doors/ Insulated Blown Batt/ Insulation Blown Cellulose,**
- **Radiant Attic Barrier**
- Dual flush toilets
- R-19 insulation in exterior walls
- R-38 insulation in attic
- Air sealing package
- Navien tankless water heaters/ On demand
- CertainTeed Air Renew Drywall provides mold and moisture resistance in the home while removing VOC's (Volatile Organic compounds)
- Toughrock Mold-Guard Gypsum Board with enhanced protection against mold and moisture
- DOW WEATHERMATE weather barrier system
- **Energy efficient HVAC systems with independent zoning of each floor level for controlled comfort and efficiency**
- Programmable thermostats
- **Low-E double paned energy efficient metal-clad wood windows**
- **Energy Star appliances**
- **Duct blaster and blower door testing**
- Low VOC paint
- Rohl and Price Pfister plumbing package