

**809 & 811 E 25<sup>th</sup> STREET  
HOUSTON, TX 77009**

**SPECIFICATIONS:**

**BUILDER TO INCLUDE:**

· 1 year workmanship warranty, 2 year systems warranty, 10 year structural warranty provided to buyer through 2-10 Home Warranty. Ask for more details.

**EXTERIOR:**

- James Hardie Siding
- 30-year asphalt composition shingles
- Galvanized Metal Roof above front entry
- Piva Single hung divided Dark Bronze colored windows
- 2 Wooden entry gates
- 7' Cedar privacy fence per site plan
- 96' tall 36" wide Tru Stile Smooth Star Full Lite Pine Door with tempered glass panels with Keyed and Touchscreen technology
- 3 Zone Sprinkle System with Hunter Control Panel
- Gutters with downspouts are standard

**CONSTRUCTION:**

- Post tension slab professionally designed and engineered
- Pre-pour inspection by engineer of record and COH building inspector
- 7/16" Zip-R wall sheathing
- 7/16" OSB radiant barrier roof decking
- Third party energy verification
- Lennox ML14XP1 3.5 ton Heat pump system with zone dampers
- PEX plumbing lines for domestic hot and cold water piping
- Rinnai V65 Tankless Water Heater
- Level 3 finish Sheetrock

**INTERIOR:**

- 1st floor: 10' ceilings; 2nd floor: 9' vaulted ceilings
- Hardwood floor throughout
- Central technology hub
- 2 Honeywell T6 pro WiFi touchscreen programmable Thermostat
- Interior doors are 2 panel recessed Monroe
- Under cabinet lighting in kitchen
- Designer decorative lighting fixtures throughout
- Prewired alarm system including camera locations, motion sensor and glass break

**KITCHEN:**

- Quartz or Marble countertops
- Energy star appliances – Bosch, Whirlpool and Zephyr
- Gourmet island or peninsula with seating
- Open concept for entertaining
- 54" upper cabinets
- Walk-in pantry

**MASTER SUITE:**

- Vaulted Ceilings
- LARGE walk-in closet
- Double vanities in master bathroom
- Quartz or Marble countertops
- Free-standing tub
- Frameless shower door in master bathroom with coordinating hardware
- Delta Faucets fixtures will coordinate with Kohler plumbing accessories

**LOCATION:**

- Minutes to 610/45/10 and the Historic Heights District
- 1 Mile to Whole Food 360
- 3 Miles to Kroger
- Minutes to Target, 19<sup>th</sup> Street, Heights Blvd and more

SUBJECT TO PASSING ALL CITY OF HOUSTON REQUIRED INSPECTIONS.

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

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