



Tuscany Floor Plan Specifications

General Description

3 bedroom 2.5 bath, mediterranean designed home.

Exterior: Stucco, stone and hardi plank siding with decorative wrought iron accessories

Solid mahogany front door, with iron insert

Two car garage with remote entry

- Security system ready for your provider

Full gutters

Energy and Utilities

Energy efficient Tech Shield Decking on the roof

R-30 blown insulation in attic, R-13 in walls

Energy efficient double paned windows

- 14 Seer A/C Units zoned for each floor

30 year composition shingle roof with ridge vents

Seamless gutters

50 gallon gas hot water heater

Foundation: Professionally pier and beam slab

Recessed can lighting throughout

Utility room with gas/electric connections

Double crown molding in designated areas

Quality carpet in all bedrooms and closets

Cable outlet hi living room, loft and all bedrooms

Telephone outlets in all bedrooms kitchen and loft area

Brand name plumbing fixtures

First Floor

Pre-wired for surround sound in the living room

Wood floors in living, dining, kitchen and entry

10'ceilings

Double crown molding

Powder room with designer console vanity

Ceiling fan in living area

French doors to back yard

One of the few town homes in the area to have an approximately 22 x 25 foot back yard

Kitchen

36' upper cabinets

Granite counter tops with bull nose edge

Decorative tile back splash

30 bottle wine cooler

G.E. Stainless steel appliances includes, gas range, microwave and dish washer.

Stainless steel sink.

Second Floor

Master bedroom

Coffered ceilings to approx 12'

Plush carpet

Large walk-in closet

Faces the back of the home for quiet and privacy

Ceiling fan with light kit

Master Bath

Double vanity, with granite counter tops and accent tile back splash

Decorative sinks and elegant fixtures

Whirlpool tub

Separate shower with floor to ceiling tile and glass enclosure

Tile floors with granite, or decorative tile inlay

Linen closet

Sky light that floods the room with natural light

Laundry room is conveniently located, with tile floor and will accommodate a full size washer and dryer

Loft/ study area

Decorative art niche

Two Secondary Bedrooms

Plush carpet and walk in closets

Ceiling fans with light kit

Secondary Bathroom

Tile floor and granite counter tops with accent tile back splash

Tile surrounds the tub/ shower area

Porcelain sink

Elegant fixtures

Miscellaneous

Approximately 2280 Square feet of living space

Schools

Elementary HISD

Middle HISD

High

Tax rate= 2.5237

Price, materials and floor plans are subject to change without notice. No representation, either expressed or implied, is made to the suitability or accuracy of information contained herein.

(<http://cchomeshouston.com/wp-content/uploads/2014/07/Tuscany-Floor-Plan-Specifications-8-4-14.pdf>)

5514 KIAM STREET

-AQUA Water Softener Systems (SmartChoice Gen II) Installed October 2014	\$ 1,677.
-Honeywell 2 Zone A/C and Heating System	\$ 150.
-Honeycomb Blackout Top Down/Bottom-Up Window Coverings	\$ 4,500.
-HomeTeam Built-In Pest Control System	
-Samsung 4-Door French Door Refrigerator	\$ 2,000.
-Sentricon Termite Bait Stations Installation (Installed September 2019)	\$ 833.
- Barbeque (gas)	\$ 300.