

Madeluxe Properties LLC Features/Specs

25450 Killarney St. Hempstead Tx 77445

Exterior

Stone Veneer front Elevation (3ft) (Color TBD)

30-year shingles

8/12 pitch roof

Double pane E-energy efficient single-hung vinyl window with dual lock

Fiber cement on siding, soffit, trim and fascia

Oversized garage door wired with automatic opener.

Sherwin Williams paint (TBD)

Odorless Drip septic system

Front and rear porch lights

Deadbolt locks on all exterior doors

Interior

9' ft ceilings all around house, 10' ft ceiling in living area.

2 raised panel interior doors with decorative trim

6" LED lighting per plans

Textured walls and ceiling throughout home

Ceiling fans with lights per plans

Custom windowsills

Decorative wood baseboard all around the house

Sherwin Williams interior wall paint (TBD)

Custom built all wood shelves and hanging rods throughout the home.

Cable T.V. jacks in bedrooms and living area (Wall mount ready)

Insulate glass panel door at rear entry.

Inter-connected smoke detector/carbon monoxide combo in hallways, rooms and living area with battery backup.

PEX water distribution system with access to main water shutoff

Copper wiring throughout the entire house

Kitchen

Custom built all wood shaker style cabinets with 42" upper cabinets.

6" LED lighting per plans

Granite/Quartz countertops with tile backsplash

Custom kitchen Island with step up bar

Dual stainless steel bowl sink with garbage disposal

Stainless steel appliances

Single lever faucet with vegetable spray

Microwave with smoke extractor

Baths

Custom cabinetry

Granite/Quartz countertops

Undermount sinks

6' ft spa tub in master bath

Tile shower

Single vanity mirror (Double sink)

Cabinet hardware to match kitchen

Round water saver commodes

Energy Efficiency

Radiant barrier roof decking

Electric water heater

Exhaust fans in all baths

Foam seal on all base plates with weather-stripped exterior doors

Goodman/American Standard 14 SEER system with 410A refrigerant with programmable thermostat

Flooring

Luxury Vinyl Plank, Laminate, carpet.

Landscaping

New grass in front and back of house

Shrubs in front yard

Warranty

10 year structural warranty (TBD)

1 year labor on HVAC, plumbing and electrical

Third party inspection throughout the entire construction process