



BRIARGLEN COMMONS

The townhomes at Briarglen Commons will be built in accordance with the plans and specifications prepared by Preston Wood & Associates Architects, Karen Rose Site Engineering, and Gay & Loudermilk Structural Engineers. The plans for these homes meet or exceed all requirements of the City of Houston building department and the 2000 I.R.C building code with City of Houston Amendments.

STANDARD FEATURES AND SPECIFICATIONS

SIGNATURE FEATURES

- Bosch and Thermador stainless steel appliances
- 10 Foot ceilings on living floor.
- 16 SEER 2 Stage Lennox Air Conditioning system
- Cellulose exterior wall insulation in lieu of batts
- Tankless gas hot water heaters
- Energy efficient vinyl windows
- Walnut and oak 5” hardwood flooring at entry, 2nd floor and all stairs and hallways
- Wrought iron stair railing
- Elegant natural stone materials on countertops
- Brick, accent stone and stucco exterior veneer
- Decorative brick paver driveways for all homes
- Solid core interior doors with hardware by Emtek
- Elegant moldings and interior trim design

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16” on center
- Engineered and pre-built floor trusses
- Termite treatment with Taexx tubes in stud walls

INTERIOR FEATURES

- All homes elevator capable.
- Two panel smooth finish (painted) solid core interior doors
- Smooth finish drywall (no spray or applied texture).
- Emtek torino door hardware (lever handle with rectangular rosette in satin nickel)
- Crown molding at entry foyer and all bedrooms
- Double crown molding on main living floor
- 8” base boards on main living floor; 6” base boards for all other floors



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- Door height is 8 feet
- R-30 blown fiberglass insulation in attic ceilings. R-13 (2x4 walls) and R-20 (2x6 walls) sprayed cellulose in exterior walls.
- Smoke detectors throughout
- All bedrooms pre-wired for ceiling fans. Ceiling fan fixture provided at master only.
- Pre-wired for cable TV and telephone
- Pre-wired for sound system in living room, kitchen, master bedroom, master bath
- Security system
- Garage door opener with transmitters
- Wood flooring provided at entry, all stairs, entire 2nd floor and hallway at 3rd floor
- Carpet installed in bedrooms and bedroom closets.
- Wrought iron interior stair and wall railings
- Carpet – 32” ounce Nylon in Waffle Cone or Cut and Loop patterns
- Double paned low E Vinyl windows
- Kitchen countertops to be granite, Silestone or engineered Okite quartz slab tops. Bathroom countertops to be marble or granite slab tops.
- Countertops to be 2 cm with a laminated 1 ½” edge
- Kitchen backsplash marble and travertine material to be selections from Dal Tile. Standard selections include stone mosaics: Ivory Classic and Walnut colors in 1”x1”, 2”x4” and 2”x2”. Baja cream and Adda in ½” x 1”. Rittenhouse 3”x6” subway tile. Crema marfil 1”x2”
- Closets rods finished out with aluminum hanging rods in lieu of wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick, masonry block and stucco.
- Roofing material to 30 year composition shingle
- Driveways to consist of decorative brick pavers
- Fully guttered roof with downspouts
- Exterior hose bibs
- Mahogany front doors with glass inserts
- Brick paver or tiled entry walks
- Brick paver patio (100 SF) with landscaping
- All exterior openings sealed with polyurethane sealant
- Irrigation system for back patio space

BATHROOMS

- Master bath tile to be natural stone (\$7 per SF material allowance) or full bodied porcelain tile from Dal Tile.
- Guest bedroom tile flooring to be full bodied porcelain tile from Dal Tile. Selections available are: 1.) Ottimo Cream (NA84-2) in 6x12 or 12x12 and 2.) Capella CE10 and CE11 in 6”x12” or 12”x12”. 3) Or similar allowance.



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- Marble countertops in all baths – Standard selections are Crema Marfil, Botoccino Fiorito or similar.
- Drop-in whirlpool tubs with tiled skirt and deck for master bath.
- All vanity sinks to be under-mount
- Shower enclosures to be semi-frameless glass enclosure with matching hardware trim.
- All bathroom mirrors to include flat mirror framed with trim molding
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome or satin nickel. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings.

KITCHENS

- Designer cabinetry in maple, oak, alder and birch species. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker, raised panel or slab.
- Under-counter lighting
- Granite or engineered Quartz countertops with 1 1/2" straight edge
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Garbage disposal – Badger #5 (1/2 horsepower)

APPLIANCES

Standard Bosch stainless steel appliances include:

Bosch Model Numbers

- Bosch 30" built in wall oven (model # BHBL3350UC)
- Bosch microwave wall oven & trim kit (model# BHMB5050 and BHMT5050)
- Bosch 24" dishwasher (model #BSHE5AL05U)
- Thermador 36" 6 burner gas commercial grade cooktop (model# PCG366G)
- Bosch 30" downdraft (model# BDHD3014UC & blower (model# BDHG601UC)
- Danby 15" wine cooler (model#SP-DDWC1534BLS)

CABINETS

- Designer cabinetry in maple, oak, alder and birch species. Finishes available consist of stain or paint grade finish. Door styles include flat panel, shaker, raised panel or slab.
- Drawers are 5/8" solid wood dovetail construction. Full extension soft close glides.
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets

PLUMBING FIXTURES

- Bathroom faucets – 8" Grohe faucets G20121001 (Polished Chrome)
- Shower faucet sets – Kohler Forte KT10276-4-CP K-T462-4S-CP (Polished Chrome)



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- Powder room and master toilet – Kohler Archer elongated, comfort height K3551-0
- Bathroom sinks (undermount) – Kohler Archer - K2355-0
- Kitchen Sink – Kohler stainless 18 gauge undermount sink – (model #K3821-3-NA)
- Master whirlpool tub faucet (wall mount)– Grohe Arden G25071000 (Polished Chrome)
- Kitchen Faucet – Kohler Cruette Pull Down K780-CP

LIGHT FIXTURES

- Closets to have flush mount 2 bulb brushed nickel lights
- 52” Sutter Place (SANW) ceiling fan provided at master bedroom. All other bedrooms and living room pre-wired for fan and light kit.
- Bronze colored exterior floodlights provided where called for
- Front door to have gas lanterns. Fixtures over garage (where applicable to be electric lanterns)
- Under counter lighting at kitchen (xenon or fluorescent)

GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- 16 SEER Lennox air conditioning system. System features include:
 - Lennox Harmony III Zoning controls
 - Lennox 80% variable speed furnace and coil
 - Touch-screen thermostat with dehumidification mode
- Tankless gas hot water heaters
- Blown cellulose wall insulation in lieu of R-13 batts
- Radiant barrier roof decking
- Low E vinyl windows

DECORATING OPPORTUNITIES AND SELECTIONS

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring stain, etc.) can be customized to meet buyer’s needs
- Plantation shutters
- Elevator option

ALLOWANCES AND CHANGES

- All change orders and upgrades to be in writing and signed by Buyer and Seller, and paid in full before work begins or materials purchased.
- Refrigerator, washer and dryer, elevator, and window coverings are not included in the sales price.
- Powder room mirrors not included