



# MOY STREET PARK



To learn more about this community, please contact:

**MICHAEL AFSHARI** | 832.875.3252

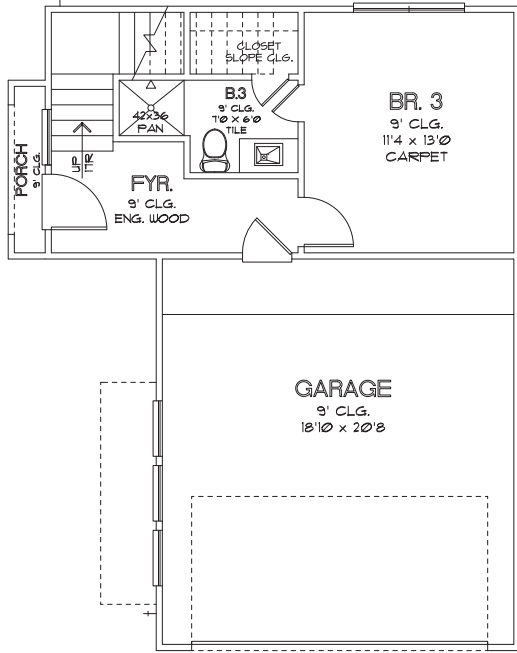
[MichaelA@HappenHouston.com](mailto:MichaelA@HappenHouston.com)

CHOICE IS THE ULTIMATE LUXURY

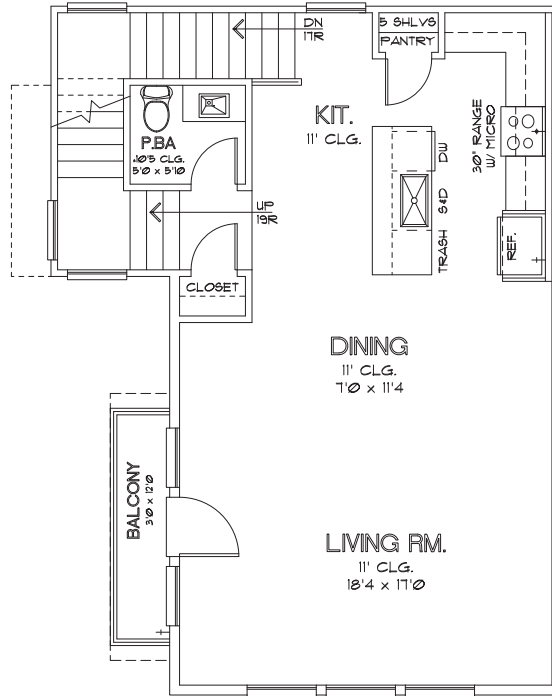


# CITY HOMES CHOICE

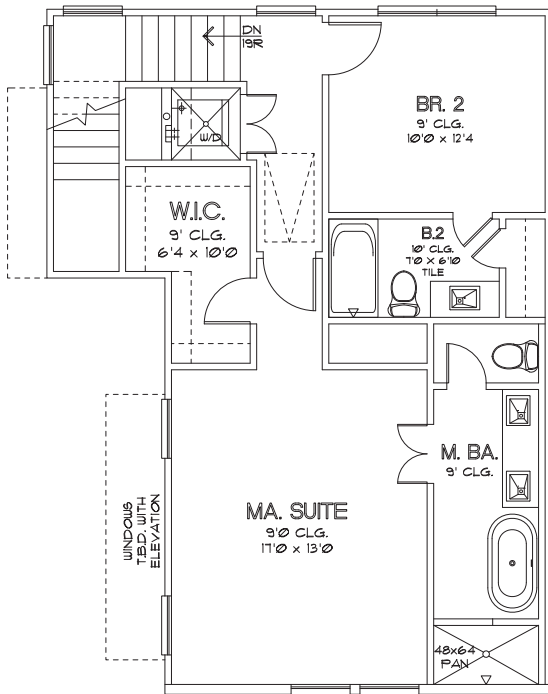
## MOY STREET PARK THE MOY - 1,812 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

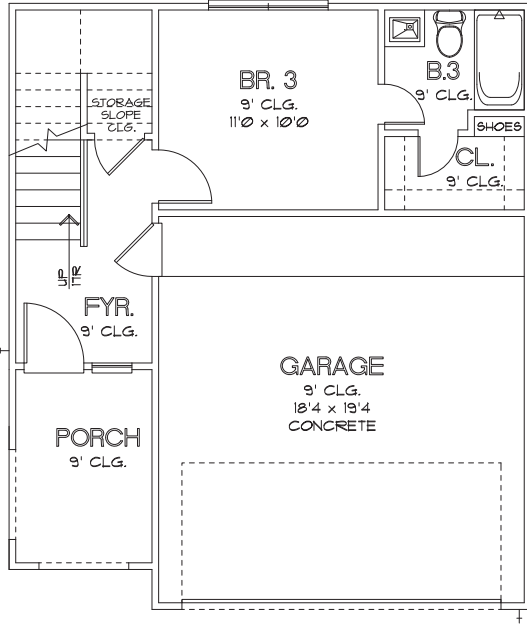


CHOICE IS THE ULTIMATE LUXURY

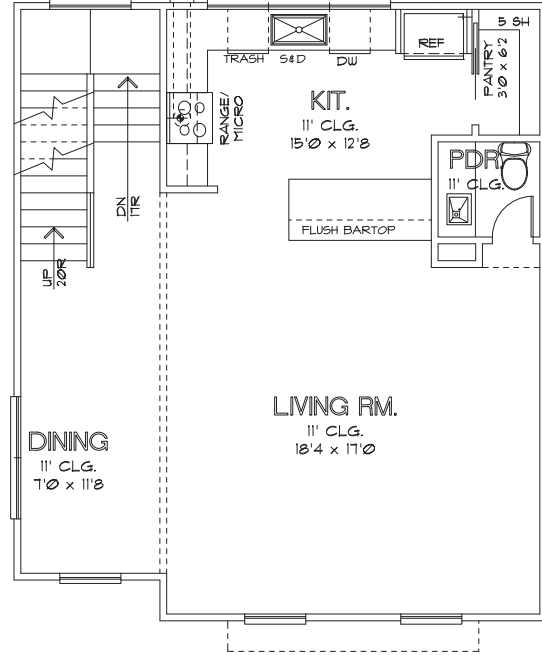


# CITY HOMES CHOICE

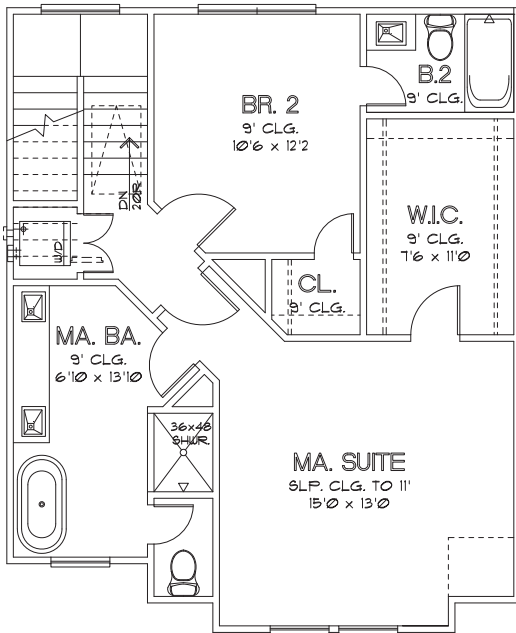
## MOY STREET PARK 1,841 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

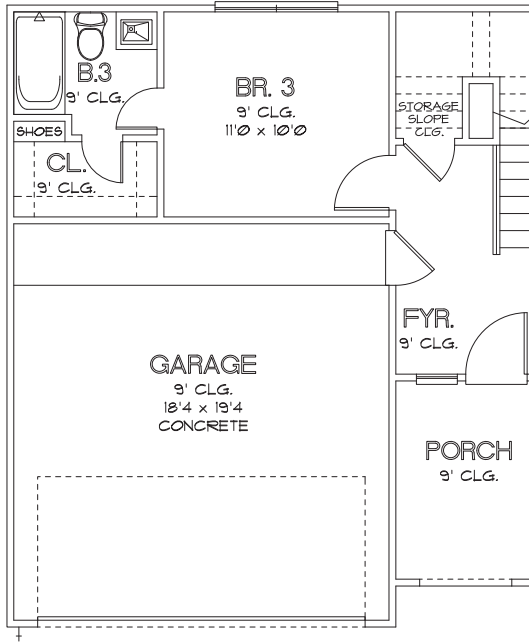


CHOICE IS THE ULTIMATE LUXURY

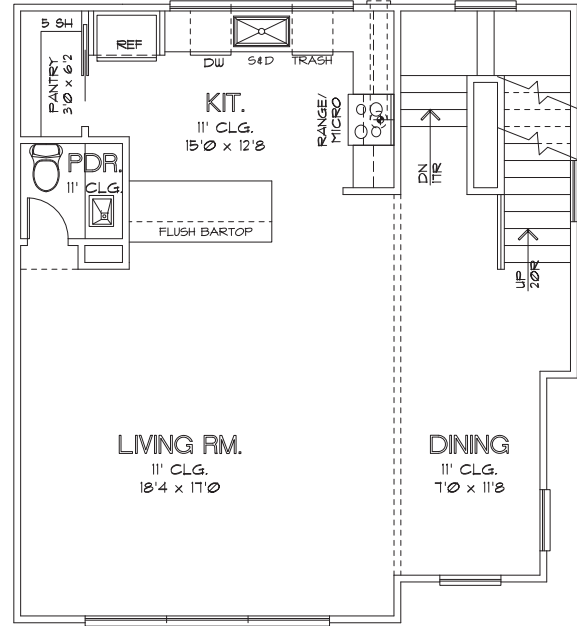


# CITY HOMES CHOICE

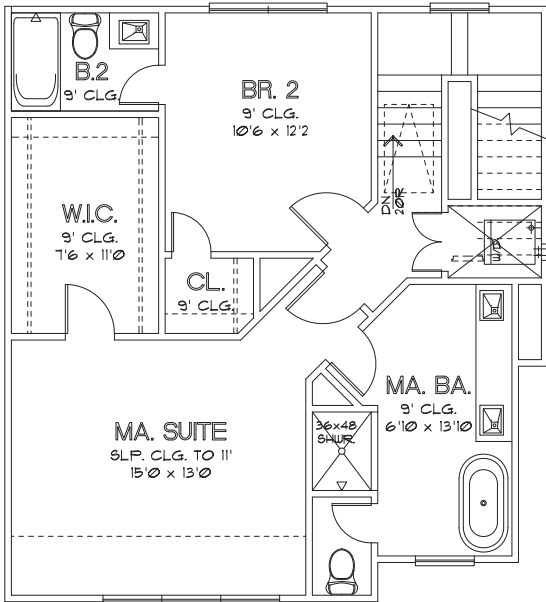
## MOY STREET PARK 1,900 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

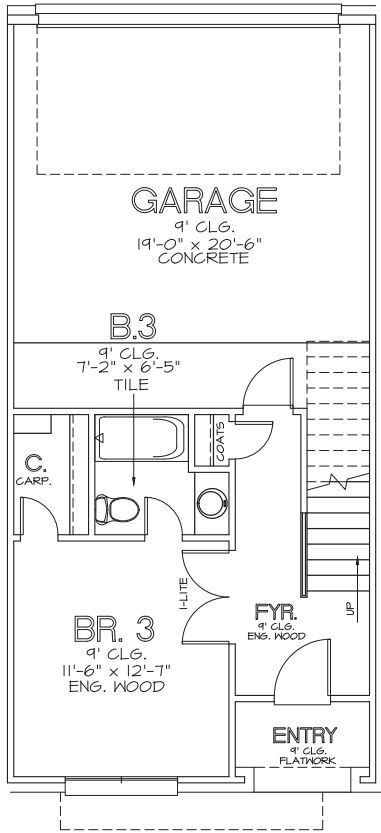


CHOICE IS THE ULTIMATE LUXURY

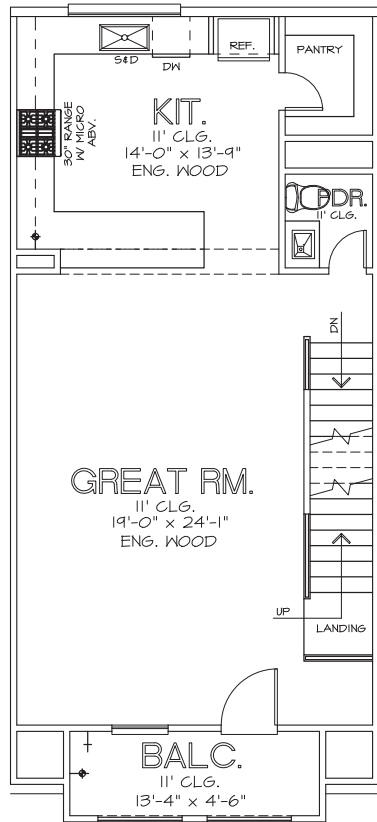


# CITY HOMES CHOICE

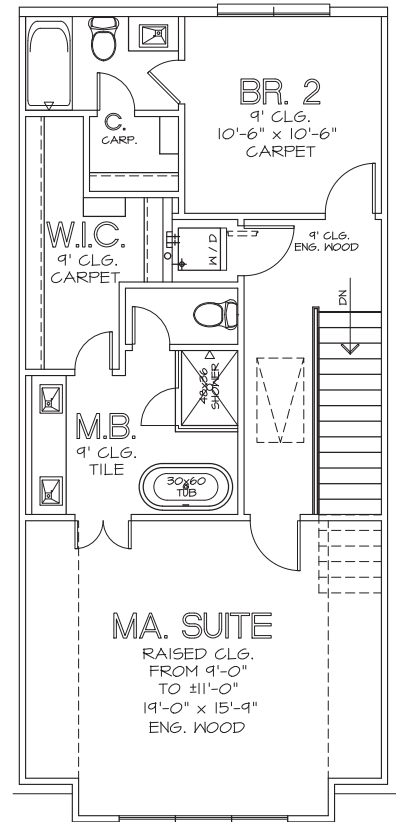
# MOY STREET PARK THE ALLEN - 1,922 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



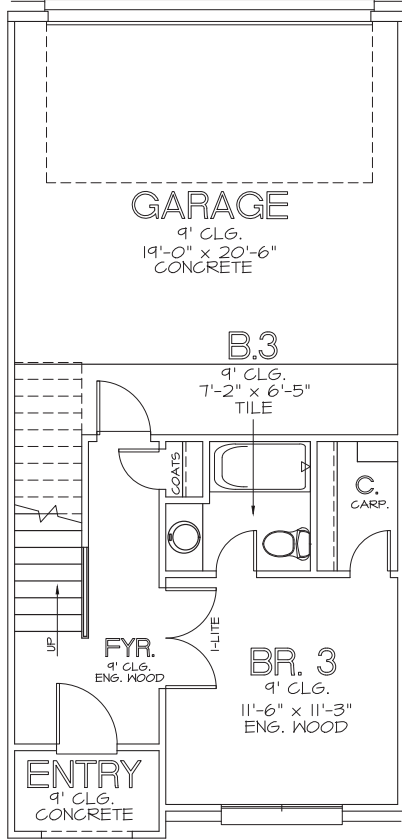
## CHOICE IS THE ULTIMATE LUXURY



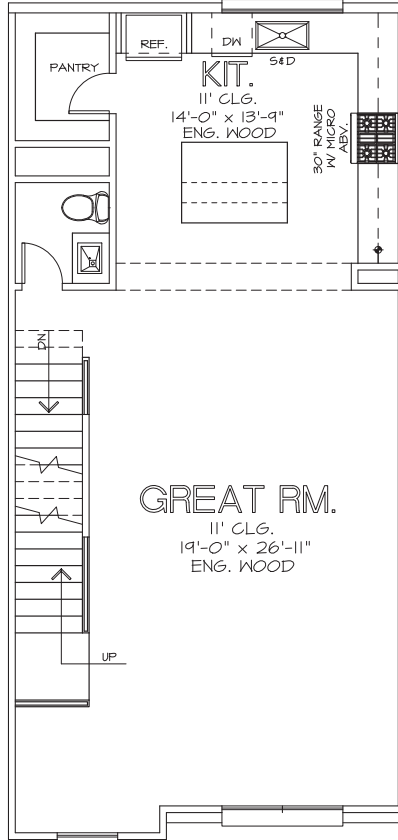


# CITY HOMES CHOICE

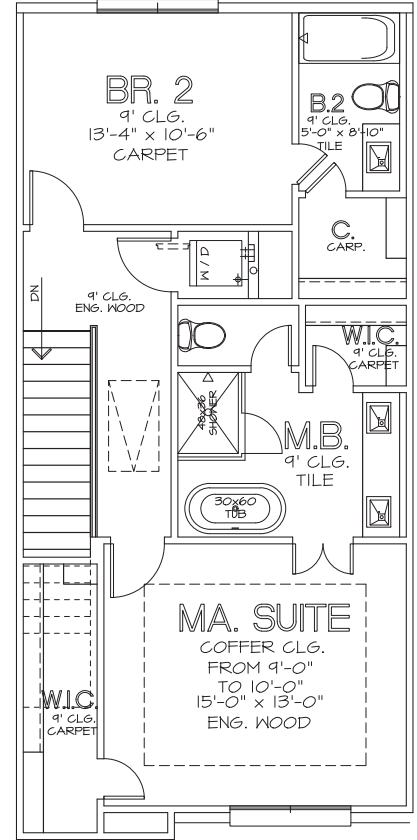
## MOY STREET PARK THE REVERE - 1,903 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



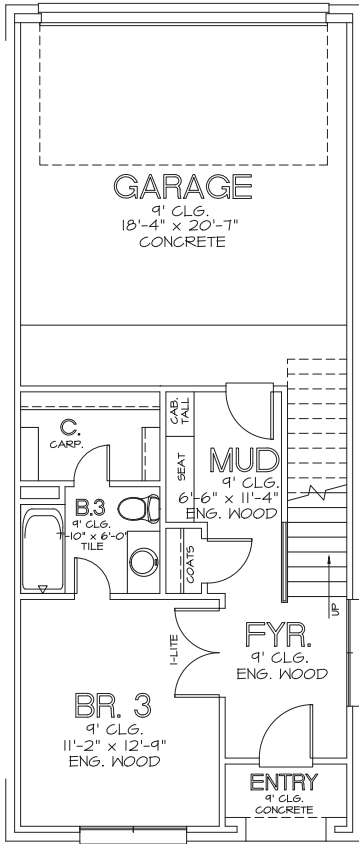
### CHOICE IS THE ULTIMATE LUXURY



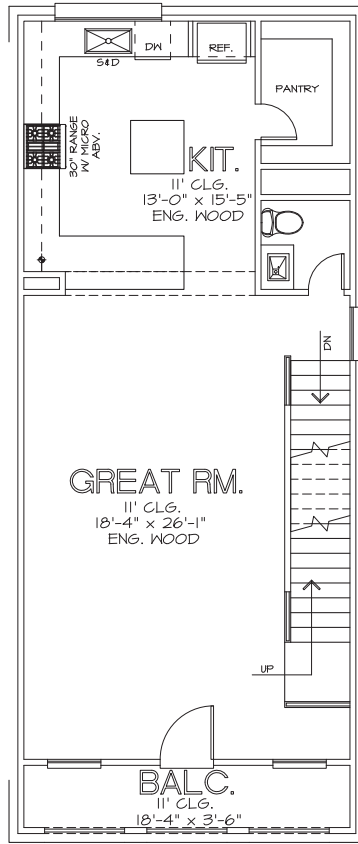


# CITY HOMES CHOICE

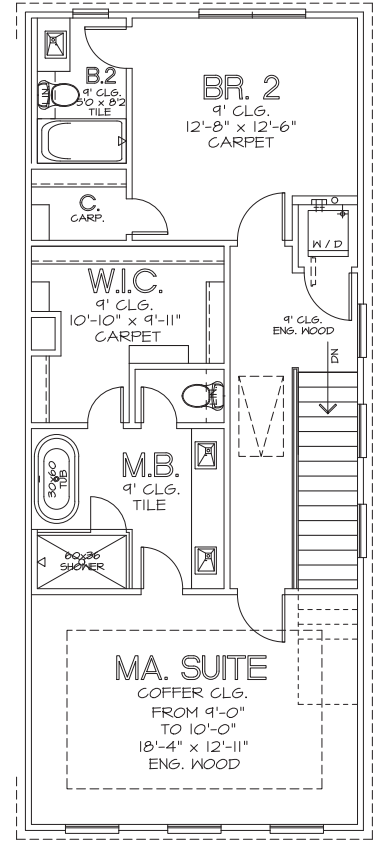
# MOY STREET PARK THE OLYMPIA - 2,076 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

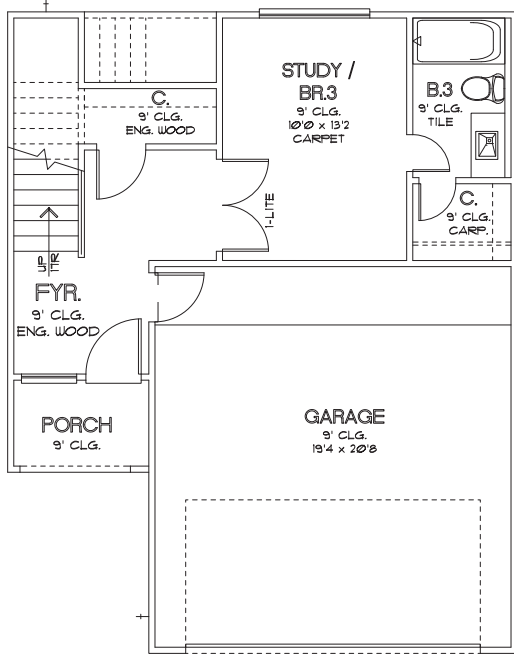


## CHOICE IS THE ULTIMATE LUXURY

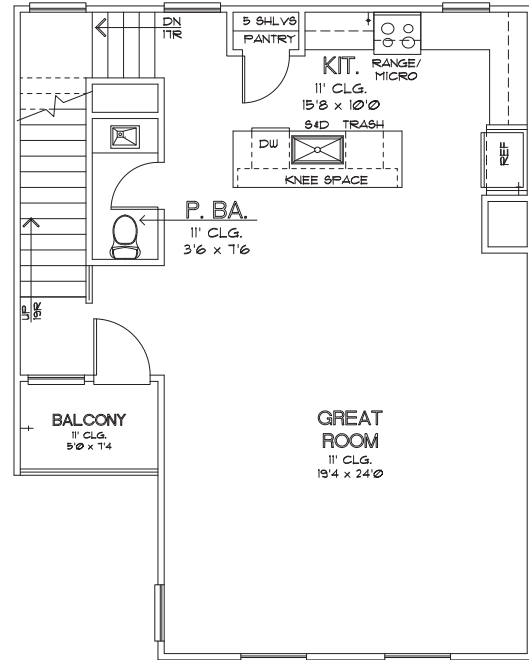


# CITY HOMES CHOICE

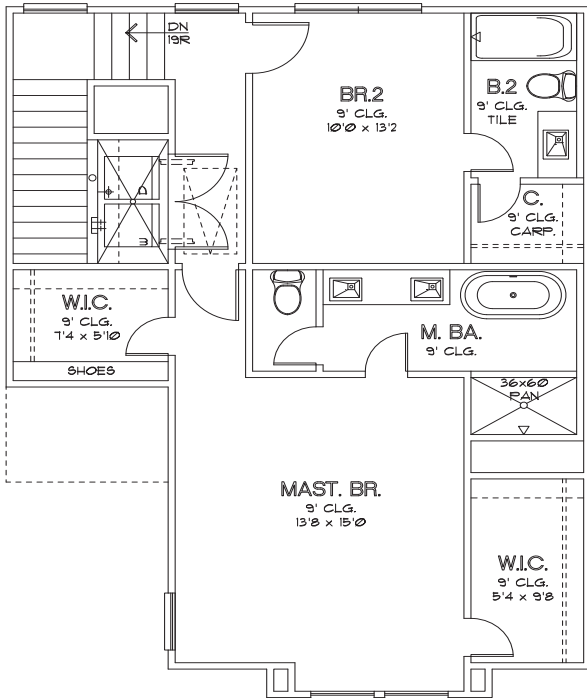
## MOY STREET PARK THE AVALON - 2,038 SQ. FT.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



CHOICE IS THE ULTIMATE LUXURY





# MOY STREET PARK

## HOME FEATURES & SPECIFICATIONS

### FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM)

- Engineered Swiss Flooring in Entry Hall
- Coat Closet
- First Bedroom with Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Laminate Wood Steps up to Second Floor

### SECOND FLOOR (KITCHEN, DINING, LIVING ROOM)

- Engineered Swiss Flooring throughout Second Floor
- Laminate Wood Treads
- Quartz Countertops
- Subway Tile Backsplash
- Shaker Cabinetry
- Powder Room with Pedestal Sink

### THIRD FLOOR

- Engineered Swiss Flooring in Hallways
- Laminate Wood Treads on Stairs/Risers

#### Master Bathroom

- Engineered Swiss Flooring
- Designer Porcelain Floors in Bathroom and Shower
- Free-Standing Soaking Tub
- Frameless Glass Shower
- Modern Chrome Plumbing Fixtures
- Undermounted Sink
- Quartz Countertops
- Framed Mirrors
- Shaker Cabinetry

#### Secondary Bathroom

- Designer Porcelain Flooring and Paneling in Shower
- Quartz Countertops
- Undermounted Sink
- Modern Chrome Plumbing Fixtures
- Shaker Cabinetry

### MECHANICAL SPECIFICATIONS

#### Foundation

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

#### Frame and Cornice

- Engineered Structural Framing
- 2"x4" Stud Grade Fire Walls, Every 16" (+or-) O.C.
- Yellow Pine Ceiling Joints 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses Per Floor

- 3/4" Tongue and Groove Subfloor
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes

#### Windows

- Vinyl/Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

#### Ceiling Heights

- Varies from 9'-12' - See Floor Plan

#### Exterior

- HardiPlank siding or Hardi Stucco Board
- Sherwin Williams Conflex Elastomeric Coating
- 30-Year Roof Shingle

#### Air Conditioning and Heating

- 16 SEER System
- Trane Condensing Unit
- Trane Furnace
- R-8/6 Silver Flex Duct in Attic
- Programmable Thermostats

#### Electrical

- All Copper Wiring throughout the House
- GFI Safety Switches where Required by Codes
- 125 AMP Main Electric Panel
- All Other Electrical Wiring as Per Floor Plans
- Recessed Can Lighting

#### Plumbing

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines
- 40-Gallon Water Heater

#### Insulation

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-19	5"
Cold Floors	Batt	R-19	6.25"
Ceilings	Batt	R-19	5"
Attic	Blown	R-38	12"

#### Appliances

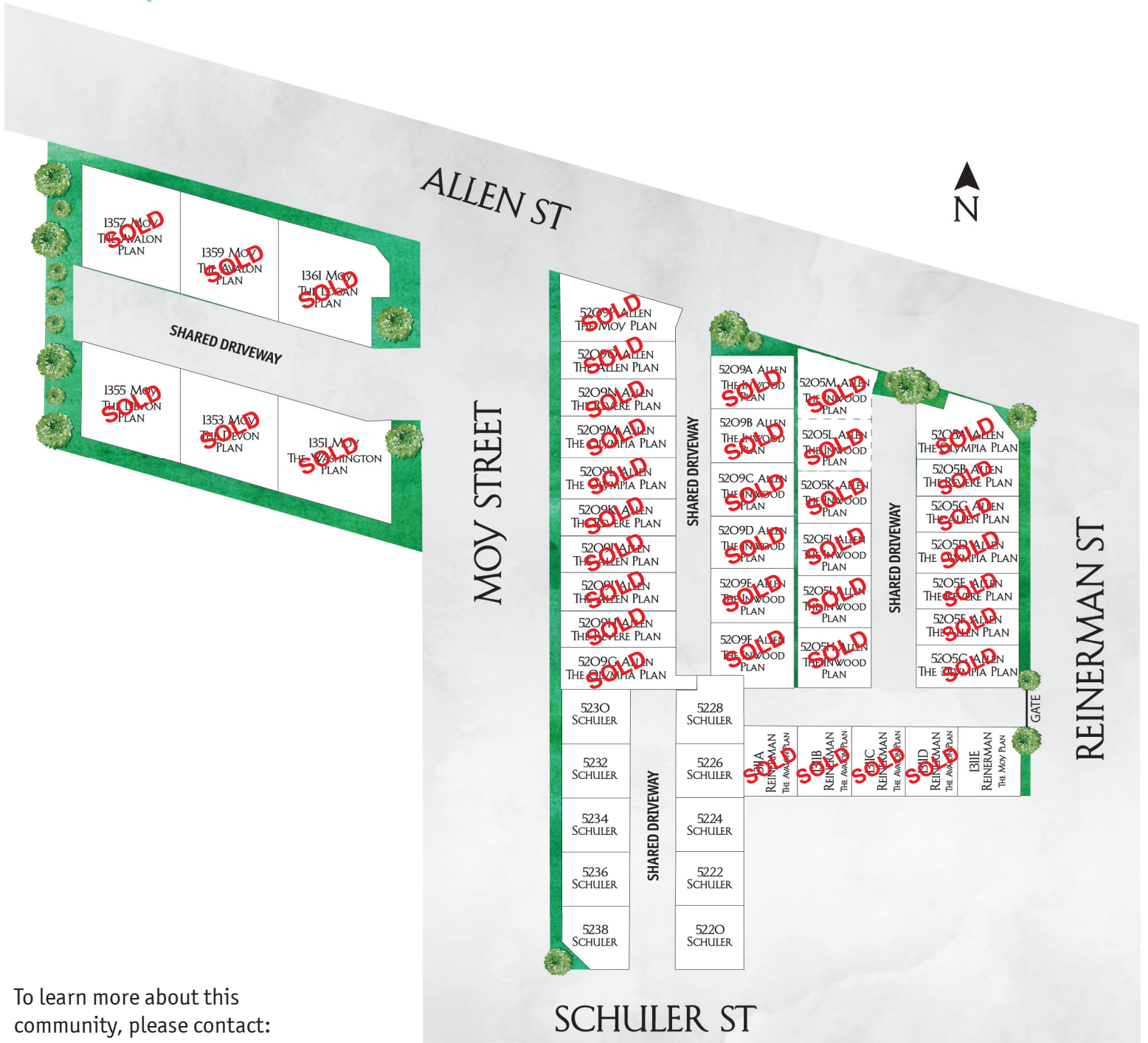
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS

CHOICE IS THE ULTIMATE LUXURY



CITY HOMES  
CHOICE

MOY STREET PARK  
SITE PLAN



To learn more about this community, please contact:

**MICHAEL AFSHARI**  
832.875.3252  
MichaelA@HappenHouston.com

CHOICE IS THE ULTIMATE LUXURY

