

PAINTED LADIES GALVESTON



Interior Home Features

- Custom Quality baseboards and trim throughout house
- Extensive recessed can lighting
- Ceiling fans in family room, all bedrooms, and flex room
- Utility room includes cabinets and clothes rod
- Upgraded door hardware throughout home
- Decorative light fixture package
- All first floor will have designer tile floors
- All second floor and stairways will be American milled oak floors with shoe-molding, except bathrooms
- Stackable washer and dryer unit will be included
- 200 AMP electrical service
- Cable and telephone outlets in living area and bedrooms
- 45" direct vent fireplace, millivolt, aged oak logs, rear venting, and natural gas
- The face of the fireplace will be tile or brick from the floor to the ceiling and have cabinetry on each side
- High efficiency zoned HVAC with gas heat
- On demand tankless water heater
- All water supply lines will be PEX and waste lines will be PVC
- Sherwin Williams interior paint
- First floor has ten foot ceilings and second floor has nine foot ceilings

Exterior Home Features

- All windows will be Showcase vinyl impact windows
- High efficiency spray foam insulation in exterior walls and attic
- House will be built on engineered concrete slab
- House slab elevation meets and exceeds flood requirements
- Engineered wood construction framing
- Hardi-board fascia, soffit, and planks on exterior using stainless steel nails
- 30-year composition roof
- Gutters and downspouts will be aluminum
- Exterior paint will be Sherwin Williams
- Brick wrapped around front porch
- Brick stairs and retaining wall in front of house
- Concrete sidewalks
- Six foot cedar fence for privacy
- Landscaped and sprinkler system in the front and back yard
- All exterior railings will be treated and painted
- Second floor deck will be Trex over waterproof membrane

Garage Features

- Two car detached garage with one man door
- Decorative wind rated garage door with opener and two transmitters
- Finished sheet-rocked interior
- 30-year composition roof to match house
- Gutters and downspouts will be aluminum
- Flood vents will be installed as required
- Hardi-board fascia, soffit and planks on exterior using stainless steel nails
- Garage will be built on engineered concrete slab
- Five foot concrete approach from existing alley to garage door

Solid Wood Kitchen Cabinets

- 100% solid wood
- Door panel 3/4" thick solid wood, full overlay door.
- Door hinge – 6-way adjustable, soft-close metal and hidden Euro-style.
- Adjustable shelf – 3/4" thick cabinet-grade plywood, clear coat finish on all sides and edges and metal shelf rests.
- Drawers – 5/8" thick solid wood on all sides, full extension pull-out and dovetail construction.
- Drawer glide – Full extension pull-out, soft-close metal and concealed under mount.
- Plywood box – 5/8" thick cabinet-grade plywood, clear coat finish on interior sides and matching color finish on exterior sides.
- Metal brackets – Corner bracket reinforcements in base cabinets for maximum stability.
- Door bumper – Promotes quiet-closing and reduces slamming for maximum durability.

Gourmet Kitchen

- Island work-space and separate pantry
- Designer tile in kitchen and range nook
- Quartz countertops with sink
- Generous recessed can lighting
- Designer tile back splash
- ½ horsepower garbage disposal
- Appliance package including refrigerator, drawer microwave, venthood, and dishwasher
- ZLINE 36" Dual Fuel Range with Gas Stove and Electric Oven

Primary Bedroom Suite

- Spacious master suite with oak wood floors and dramatic windows
- Walk-In closet with built-in shoe rack and shelving
- Access to second level front covered porch

Luxurious Baths

- Designer tile flooring in primary bath and secondary bath's wet areas.
- Quartz bath vanity tops with under mount bowls
- Upgraded bath accessories and lighting fixtures in all baths
- Luxurious free-standing tub in bath (or soaker tub)
- Separate glass enclosed shower with designer tile on the walls in primary bathroom
- Americast tub and shower combination with tiled walls in second baths
- Custom tiled shower with glass enclosure in third bath
- Water conserving elongated commodes in all baths