



**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## 4034 Falkirk Ln.

Houston, TX

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### Features throughout

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- 1st floor 11ft ceilings
- 2nd floor 11ft ceiling
- 3rd floor 10 ft ceilings
- Two Navien NPE 240 tankless hot water heaters.
- Electronic programmable thermostats.
- Gas fired variable speed furnaces.
- 8" baseboards
- Three-piece crown molding
- Wrought iron railing with wood treads on stairs
- Clemente Espitia cabinetry
- Oak wood flooring 5"
- Halo Recessed lighting
- Sierra Pacific 8000 double pane windows
- Keypad access through all 3 entries

### Kitchen/Dining room

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- Fisher & Paykel 6 Burner Gas Range with Griddle
- Fisher & Paykel 24" Refrigerator
- Fisher & Paykel 24" microwave
- Fisher & Paykel 30" traditional trim kit
- Kitchen Aid 15" Icemaker
- Countertops: slab granite, marble, or equal throughout
- Tiled back splash
- Butler's pantry

### Living Room

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- Hardwood Oak 5"
- Three-piece crown molding
- Surround sound wiring

### Game Room

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- Surround sound wiring
- Three-piece crown molding
- Hardwood Oak 5"

### Foyer

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- Hardwood Oak 5"
- Three-piece crown molding

### Exterior

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- combination of reinforced steel slab with bell bottom piers
- Seamless continuous 6" K-Type gutters in pre-finished aluminum
- CertainTeed High-Definition Landmark Limited Lifetime shingle with stain guard
- All soffit, fascia, and frieze will be of Hardi Plank (concrete siding product) material
- Sierra Pacific 8000 double pane vinyl windows or equivalent
- Insulated low-E glass where applicable.
- Water piping is Pex in exterior walls and attic.
- All interior waste and vent piping to be Sch 40 PVC

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