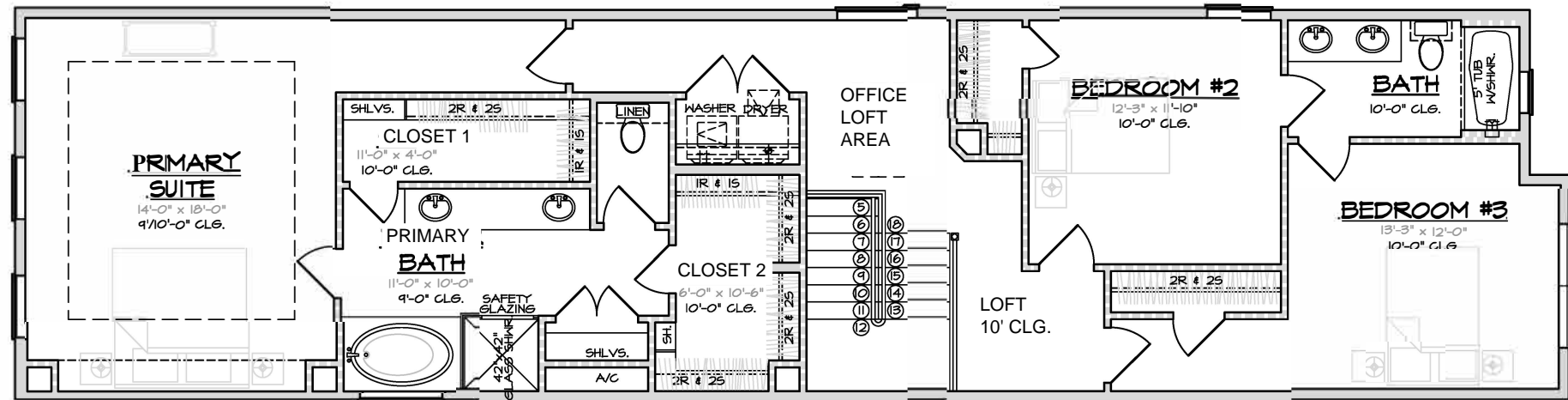
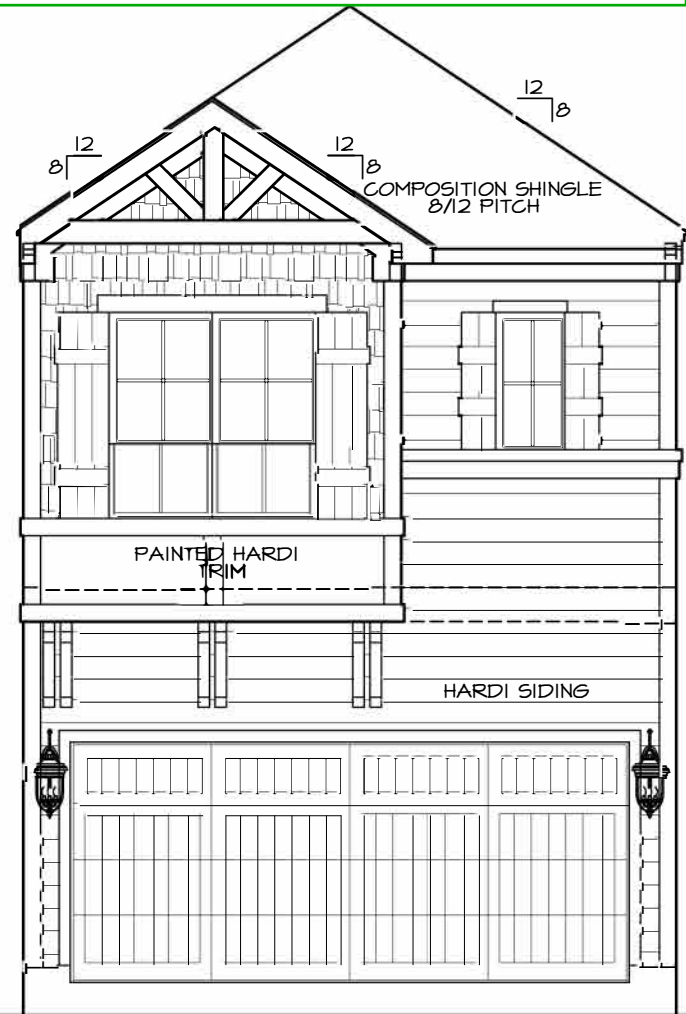


1610 Shearn St. #A

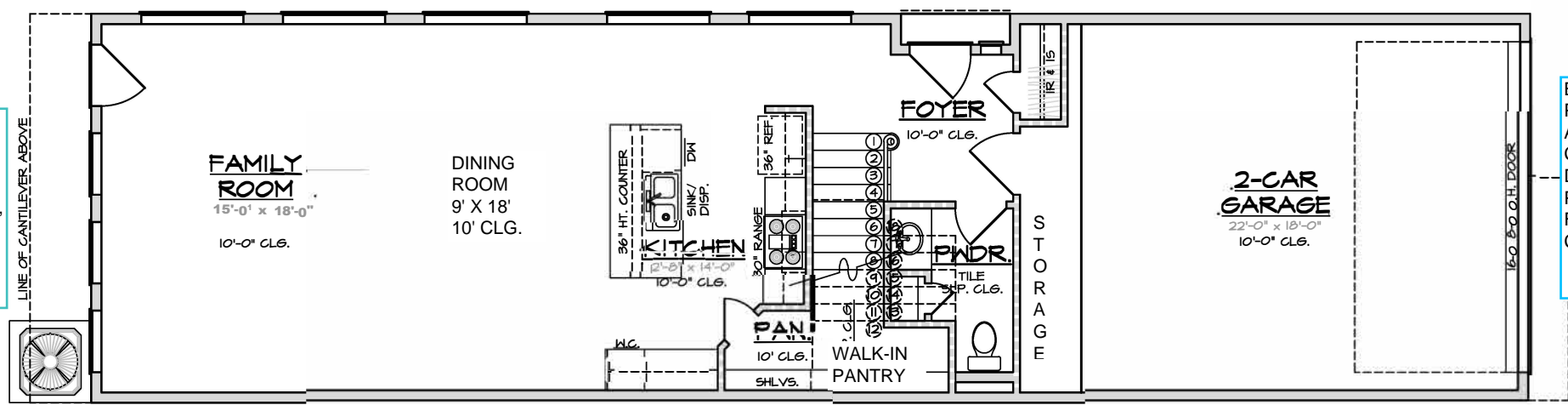
- Built in 2019--Builder's transferable structural warranty
- Wood floors throughout and porcelain 12"x24" tile in bathrooms
- 10' ceilings on both floors
- 10 transom-story windows
- 6" baseboard & 4" crown molding trims with double crown molding in Primary Suite
- 2" cordless white wood blinds
- LED recessed lights throughout
- Dimmer switches for 1st floor lighting
- Granite counter tops in kitchen and baths
- Built-in counter top switch for disposer
- Moen Align commercial kitchen faucet
- Pot Filler at built-in stainless steel gas cooktop
- Huge Walk-In Pantry
- White subway tile backsplash
- Jack and Jill bathroom
- Shiplap wood walls in Primary Bathroom and Half Bathroom
- Moen fixtures in all bathrooms
- Framless Glass Shower in Primary Bathroom
- Walk-In Closets, with 2 extra large walk-ins in Primary Suite
- Solid wood stained front door
- Smart Liftmaster Garage opener
- 30-year Certainteed Roofing System
- 2"x6" structural framing
- Tankless water heater
- Lennox 16SEER HVAC
- Honeywell Air Filtration
- NEST thermostat
- 150AMP Electrical Service
- Rough-in chase for Solar Panels for future installation.
- Security System--owned
- 5.1 Surround Sound Prewired for speakers in LR
- Linen Closet
- Coat Closet
- Extra deep garage with storage area
- Patio, 7' privacy fence, irrigation for front and rear, landscaping and AC screening



SECOND FLOOR PLAN
 1/4"=1'-0" ALL ANGLES 45° U.O.N.



FRONT ELEVATION
 ALL ANGLES 45° U.O.N.



FIRST FLOOR PLAN
 1/4"=1'-0" ALL ANGLES 45° U.O.N.

FIRST FLOOR LIVING	873 S.F.
SECOND FLOOR LIVING	1,419 S.F.
TOTAL LIVING AREA	2,292 S.F.
2-CAR GARAGE	463 S.F.
SIDE ENTRY	8 S.F.
TOTAL COVERED AREA	2,763 S.F.

2500 E. TC Jester Ste. 241 Houston, TX 77068 Office (713) 666-4513

GARCIA & HERNANDEZ DESIGNS
 BUILDING DESIGNERS

A CUSTOM DESIGN FOR:
MIL LENI LLC
 1610 "A" SHEARN STREET

www.g-hcustomhomes.com

DRAWN BY:
ELTON
 DATE:

REVISIONS:

SCALE:

JOB NUMBER:

SHEET NUMBER:
mkt