

Waterway Village

AT THE WOODLANDS TOWN CENTER

GENERAL DESCRIPTION

- 3 bedroom 2 1/2 baths (optional 4 bedroom 3 1/2 baths in end homes)
- 2472 square feet
- Homeowners Association
- Deed Restrictions
- Two Car Garage with electric opener: 18' wide garage door to accommodate most SUV's

STANDARD SPECIFICATIONS

- Structural engineered slab
- 2 hour fire wall
- HVAC: two zoned units: 12 seer high efficiency A/C and low cost gas heating
- Dual painted insulated glass windows
- One 50 gallon gas water heater
- 25 year laminated composition shingle roof
- Ridge vent system for energy conservation
- Insulated walls: R factor-13; Insulated attic: R factor-30
- Techshield energy efficient roof decking

GROUND LEVEL

- 10 foot high ceiling
- Double Crown molding
- Recessed lighting in all living areas
- Track lighting in living room
- Three sided gas fireplace
- Pre-wired for ceiling fan
- Real 3/4 inch oak hardwood flooring through first floor and on stairs
- Oversized baseboards
- Stylish kitchen accented by handsome custom cherry cabinets:
- Granite counters
- Granite backplash
- Walk-in pantry
- Under counter lighting
- Pin lighting over breakfast bar
- Whirlpool Gold Stainless Steel refrigerator and dishwasher
- Kitchenaid stainless steel gas range, oven, and

microwave

- Guest powder room with pedestal sink and decorative sconce
- Pre-wired for speakers in living room

SECOND LEVEL

Master Suite

- 11 foot coffered ceilings, two large walk in closet, upgraded carpet, pre-wired for speakers, ceiling fan, crown molding, coffee bar with marble top and Whirlpool stainless steel mini refrigerator
- Deluxe Master Bath with: marble countertops, 12x12 marble floors, undermont double sinks, separate semi-framless glass shower with marble surround, whirlpool tub with marble surround
- Second bedrooms features: tile in bathroom, upgraded carpet, walk in closets, crown molding, and pre-wired for fans
- Laundry Room with tiled drain floor and built in shelves
- Built in bookshelves

THIRD LEVEL

- Game room features upgraded carpet, pre-wired for surround sound, optional full or half bathroom

GENERAL FEATURES

- Well designed open floor plan with spacious rooms
- Satin nickel hardware throughout
- Fully installed alarm system
- Pre-wired for surround sound, category 5 data and phone, RG-6 Quadshield coax cable

EXTERIOR FEATURES

- Double French door balconies with wrought iron railing off of Master bedroom
- Canvas awnings
- Low maintenance ACME Handmades brick exteriors
- Fully fenced with wrought iron on street side
- Private landscaped garden patio areas with wrought iron trellis entry
- Sprinkler system
- Seamless aluminum gutters
- Covered entry at front doors

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