



Features and Selections

409 Oxford St in the Houston Heights is a net positive energy solar powered and sustainable home curated with nature, health, and safety in mind.

Highlights

- Walking distance to parks, entertainment, restaurants, shopping, hike/bike trails, and near downtown/major thoroughfares
- 4-5 bedrooms and 4 baths
- Integrated Tesla® solar roof with battery backup 🌱
- All electric main home with no gas penetrations in first floor envelope 🌱
- Open shed roof living ceiling floor plan with large windows/doors to surrounding landscape
- Open kitchen with custom sustainably sourced Italian cabinets and waterfall island 🌱
- Liebherr and Miele built-in oversized appliances
- 3 zone high efficiency HVAC system including fresh air ventilator with dehumidification (19+ SEER) 🌱
- High efficiency Quaker ModernVu double pane windows and doors 🌱
- High quality open cell spray foam insulation 🌱
- Energy Star appliances 🌱
- Full wet bar with wine cooler
- Polished seeded aggregate concrete floors entire 1st floor including garage 🌱
- Surround sound throughout
- Garage apartment exquisitely finished
- Covered patio living area & backyard with outdoor kitchen
- Prewired/plumbed future outdoor pool/bath
- Private alley (three) car garage with room for four (or a boat)
- Decked attic space for extra storage at 2 locations
- Under cabinet lights and hidden plugs
- Premium lighting fixtures and LED recessed lighting 🌱
- Private entrance for separate garage apartment living space
- Modern design including clean lines and linear slot diffusers throughout
- Limewash interior paint (zero VOC and virtually odorless) 🌱
- Front and street parking
- Main entry includes generous covered overhang and plenty of light
- Drought-tolerant native noninvasive landscaping 🌱

Primary Bedroom

- Sloped open ceilings
- Walk-in closet with custom Italian built-ins and storage
- Spa-like Italian tile/cabinetry bath with oversized picture window
- Free standing tub with in-ceiling water column tub filler
- Bedroom/bath/closet in-ceiling HD speakers
- Dimming lights
- Vanity cabinet outlets

Multi-Generational Flex Space

- Fully separated and keyed from the main house
- Private entry and stairs for separate garage apartment
- Full Italian cabinet kitchen including upgraded appliances 🌱
- Sleek enclosed cabinetry for stacked laundry
- Separate bedroom, full bath, and walk-in closet
- Airbnb® ready

Tech Features

- 15.0 kW solar roof system (annual production estimated >18,000 kWh); 25 yr warranty 🌱
- 2 home Powerwall+ batteries (13.5 kWh each); 10 yr warranty 🌱
- 1 Tesla® EV charger (+1 additional EV outlet) 🌱
- Private “Zoom Room” office option
- WiFi smart thermostats 🌱
- WiFi LED Halo smart lights/dimmers 🌱
- Recessed slim LED lighting 🌱
- Surround sound throughout including HD in-ceiling oversized speakers
- Panasonic ultra-low noise (0.6 sones) bath fans
- Navien smart recirculating loop in-line water heater 🌱
- WiFi smart doorbell
- USB plugs
- Wired fiber ethernet ready with multiple access points
- WiFi smart garage door openers

🌱 : green/sustainable building feature



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Upgrade Option – Pool





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Upgrade Option – Bio-fuel (heat emitting) or vapor (no heat) fire place





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Fun Facts

- 409 Oxford is the first design build Tesla® Solar Roof residential project in the 610 Loop
- 88% of the roof faces south by design
- Home can be off the grid for 4+ days at moderate electrical usage
- Additional Powerwalls can be daisy chained into the existing system easily for unlimited capacity
- Blower door test scores came in at 2.78 ACH for the main home and 3.13 ACH for the garage apartment which exceeds code requirements for even the most stringent US cities
- Dehumidification system allows for West Coast like climate
- HVAC system by design is comprised of 3 separate air handlers and compressors allowing for redundancy in the rare case of downtime
- Concrete floors allow for “Earthing” and are also more efficient due to thermal mass properties
- Microwave free main kitchen
- Main home envelope free from gas lines and gas valves
- GIGA Construction exclusively builds homes with primarily south facing integrated solar roofs and battery backup