

13145 WEST 6TH STREET, TEXAS 77510
HOME MATERIALS & FEATURES

Interior

Kitchen counter and art display 1 – Calacatta Gold Quartz
Cabinets in kitchen are Wisenbaker Shaker or Equivalent
Primary bath cabinets are site built in pine
Bathroom countertops in Alaskan White Granite
Bathroom showers and shower flooring in White Porcelain Tile or Equivalent
All Flooring: Vinyl Plank in V2 (light grey/brown/black mix)
All Paint is Sherwin Williams
Paloma Freestanding or Equivalent tub in Bath 2
Plastic coated horizontal cable and cedar railing throughout.
Stainless Steel Dishwasher
Undercounter auto drawer Stainless Steel microwave
Glass doorknobs at kitchen pantry and kitchen closet
Gas Line to Kitchen Stove (Only)
20' ceilings in kitchen, family and dining areas
14'-6" ceiling in RV garage
10' ceilings in Primary and Study

Exterior:

Exterior walls made from 26 gauge galvalume R-panel steel in silver and blue
8'x20' stained cedar accent wall at porch
Hard plank cement board columns and sky frames
3/4" conduit horizontal railing at balcony
12' roll up RV garage door
7' tall fencing with planter box top made from cedar, exterior pine and metal.
Driveway with 4' square artificial grass accents.
Sodding in front and back yard (8 Pallets)

Special Features:

- 1) Reflection pond with waterfall and tanning pool materials: glass tile and rubber membrane coating and waterproofing.
- 2) 32' sq ft area with 300 lb lift capacity workbench / storage lift
- 3) Nautical loft ladder made from Oak

Energy Efficiency

A/C system contained in insulated mechanical room
Full spray foam and 32R batt insulation (Ceiling is R30, Open Cell is R20, Close Cell is R19)
100% LED lighting

Additional Items Added for previous buyer who backed out of contract

8 Additional Pallets Sod

Mulching around Trees in Front Yard

Ceiling Fan in Owners Suite

Electrical Plug in the Owners Closet

Gas Connection in the Kitchen

Standard Security System (2 Motion Detectors, 1 Key Pad, 1 Ring Door Bell)

2 Additional Motion Detectors (1 in Garage, 1 in Owners Suite)

Motor for Roll Up Garage Door

Additional Fencing

8Ft x 8Ft Wooden Gate

Painting 4 Beams