



## **319 E. 26<sup>th</sup> Street Feature Sheet**

- 319 E. 26<sup>th</sup> Street was designed by ShadowWorks, Inc. and will be constructed by AIM Custom Homes.
- Sunset Heights is a premier area of Houston inner-loop living. Tons of shopping, hike and bike trails, restaurants, bars and quick access to Downtown, The Galleria and centrally located destinations.
- Although not in the floodplain, the main home will be constructed on an elevated pier and beam foundation engineered by Concept Engineers to maintain the elegant Bungalow feel of The Heights.
- The garage will be slab-on grade construction with structural piers.
- There is full, paved alley access which provides privacy and security while keeping garage space out of street view.
- This lot allows for a spacious 25x48 foot (approximate) backyard space, plenty of room for a pool!
- The home boasts a very spacious primary suite with lots of natural light and an in-suite fireplace.
- The primary bath features a 3-way shower setting, a 100+ years old cast iron clawfoot tub, double vanities and an oversized closet with built-in shelving and custom cabinetry.
- The Secondary bedrooms are very spacious, and all include walk-in closets and private baths.
- The study/flex 4<sup>th</sup> bedroom (downstairs) has custom built-ins and wainscoting, providing versatility.
- Above the garage is an In-Law suite with living quarters, a spacious bedroom, laundry and optional 2<sup>nd</sup> kitchen.
- 10' ceilings down and 9' up, complimented by custom cabinetry and woodwork with solid-core interior doors.
- Insulation consists of 2" closed cell spray foam for the crawlspace, BATT and Blown for the walls and ceilings to provide excellent energy efficiency. O'Hagin intake and GAF Ridge Vents provide full ventilation of the attic space.
- All LOW-E Double Pane Windows and exterior doors.
- The home will have a heating and cooling system engineered to maximize the output of the equipment. Each bedroom has a return air vs only common areas in some new construction homes. The In-Law Suite has a separate high efficiency HVAC system. Blower door and duct blaster tests are performed to ensure maximum seal of the home's envelope and HVAC System.
- The plumbing will be PEX (supply) and PVC (sanitary) throughout, with Kohler faucets and Kohler toilets.
- The Taexx System, installed during construction by HomeTeam Pest Defense, will add ease and cleanliness during treatments (done from exterior). There will also be termite pre-treat and stations added throughout the property to help prevent future termite issues. This can be maintained by HomeTeam or by the owner.
- The home will be pre-wired by DataSmart and Duncan Security to allow the owner to choose from several available options in entertainment and security. Includes wiring for cameras, speaker connectivity and alarms.
- Appliance package will feature Jenn Air, Thermador and/or Sharp units designed for chefs and kitchen lovers. The selected package will be sleek and functional.
- Hardwood floors throughout, with tile in the bathrooms, mudroom and laundry rooms.
- Irrigation system and drainage designed for the lot, along with a beautiful landscape package with two trees.
- Home will have wrought iron fence in the front and privacy fence on the sides and in the back
- Builder can make minor changes to the home upon agreement and request from buyer, to customize to their specific needs.
- Rest easy with an insurance backed home warranty from 2-10 Home Buyers Warranty, which covers workmanship for one year, Mechanical, Electrical and Plumbing for two years and 10 YRs on the structure. Full details will be provided upon request and warranty will be registered to buyer at closing.
- There are simply too many features to list. If you have any questions, please reach out to the Listing Agent.
- Thank you for your interest in this home...We AIM to please!