

Upgrades • 5155 Loch Lomond • Houston, TX • 77096

- Four coat stucco process with anti-bacteria elastomeric rubber paint; anti-mildew
- Commercial pier & beam crawl space foundation void with commercial grade solid filled concrete & steel walls and columns to support the house
- 12 gauge wiring throughout
- Close cell spray foam undercarriage insulation and sheet rock painted under the first floor crawl space.
- 1 1/8" AdvanTech Subflooring throughout
- Upgraded exterior sheathing to Zip Wall System providing air & water-resistive barrier
- All water lines are PEX system with copper connections/penetrations
- Poly Seal/Sill Seal gap fill with secondary chalking on all A/C Vents
- LED lights throughout
- Elevator shaft is pre-wired for electricity and land line phone
- Quartz counter tops throughout
- Two gas tankless water heaters
- Two Carrier A/C units
- Top of the line appliances
- Two ice machines – sonic ice & top hat large clear cube ice
- Lot coverage has been pre-calculated for future pool by the COH