

FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

No representations or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or condition.

PROFILE

- Single family patio home
- New construction – completed Jan, 2022
- 3,454 sq ft living
- 487 sq ft balcony and patio area
- 5 bedrooms, 3 ½ bath
- No HOA or maintenance fees
- Constructed by DP Real Estate per City of Houston code and inspections

FEATURES

- Masonry cement stucco front face with a moisture relieving weep screed and joint system
- Front columns and entrance walk way finished with Old Texas hand-crafted brick
- Hardie plank on back and side faces
- Extended life 30 year+ Composition shingle roof rated for extreme winds
- Energy-efficient Tech-Shield Radiant Barrier roof decking with vapor venting technology blocks 97% of radiant heat
- Extra high ceilings: 11 ft 1st floor, 10 ft 2nd floor, 9 ft 3rd floor with 1-2 ft fur downs at designed locations
- Engineered post-tension slab foundation with compacted sub soil surface
- 7" wide Earthwerks Escalera Belgian Oak engineered wood flooring throughout (no carpet)
- Staircase features wrought iron handrails with oak stair pieces
- GlassCraft mahogany 4-light stained entrance door
- Plygem bronze aluminum low-emission insulated select windows
- All exterior walls, ceiling and floors insulated with R-13 to R-38
- Custom-built birch cabinetry with poplar trim and closets featuring high-strength chrome-coated steel rods
- Hardware Resources soft close 100 lb rated drawer slides and soft close cabinet door hinges
- Custom 16 ft x 8 ft stained pine garage door with Liftmaster automatic and wi-fi enabled controls
- 52" and 56" variable speed Kichler and Seagull ceiling fans

Plumbing, Electrical, HVAC & Utilities

- 11 GPM Navien NPE240-A on-demand tankless water heater
- PEX plumbing supply and 4" PVC sewer lines offer added freeze-rupture resistance
- 14 gauge wiring with GFCI and arc-fault protection at code locations
- 3 Zoned HVAC system
- Independent wi-fi enabled temperature control

- Electrical cooling 4 ton and 2 ton Trane 14 SEER AC systems
- Gas heating Trane furnace systems
- Pre-wired with Cat 6 ethernet cable and RG6 cable
- Walk-in mechanical room
- All lighting high-efficiency, long-lasting LED

EXTERIOR

- 8 foot cedar fence made with treated pickets and supports
- Wrought iron entry gate to match interior railings
- Primary suite balcony and third floor terrace balcony coated with Westcoat waterproofing and sealant system
- 6" and 4" storm sewer drainage system with 5 catch basins surrounding the property
- Extra-wide 5" gutters with 4" round downspouts at all property corners
- Gas connections at rear and terrace
- Water hose bibs at front, rear and terrace
- Terrace ceiling finished with stained natural spruce bead board
- Automatic sprinkler system for front yard, trees and grass
- Front landscaping includes 2 new live oak trees with elegant surround landscaping
- Backyard finished with durable turf and an integrated drainage system
- Exterior Seagull side wall lanterns light entrance way
- Gibbes 22" front lantern lights along front columns

KITCHEN & ISLAND

- 11 foot waterfall central island
- Matching Cambria Britannica quartz at kitchen counters and island
- 12" double herringbone counter to ceiling backsplash
- Under cabinet and island inset outlets
- Under-cabinet adjustable color and dimmable lighting
- Thermador stainless steel refrigerator, drawer microwave, dishwasher, freestanding 5-burner range, vent hood, above range pot filler
- Extra-large pull-out wide-spray 18" center island Kohler chrome faucet with stainless steel apron sink
- Top of counter garbage disposal switch
- Walk-in pantry with spice rack

DINING AREA

- Exposed knotty alder 4" wide overhead drop beams stained with a satin black finish
- Custom-built floor to ceiling wine display
- Multi-temperature control Zephyr wine chiller
- Cambria Britannica quartz counter
- 9-light 36" 2-level Seagull chrome hanging chandelier

FAMILY ROOM & REAR PATIO

- Novus Heatilator 36" wide fireplace
- Wrapped glacier quartz stone surround
- Matte black shelves with above shelf extended lights
- 12 foot Plygem sliding door opens to rear patio
- Backyard with turf and a covered patio

PRIMARY SUITE & BATH

- Includes seating area and rear balcony with large French double-doors
- Furred down ceiling with trim molding
- Walk-in closet with central island and matching Cosentino quartz top
- Custom-built jewelry rack and full-length mirror
- Bath includes floor to ceiling Calcutta porcelain 24" x 48" tile in brick pattern
- Double undermount sinks with Cosentino quartz counters
- Counter to ceiling and wall-to-wall mirror with cut-through chrome sconce lighting
- Free standing tub with Signature Hardware chrome waterfall tub filler
- Double-wide walk-in shower and seat with 7 foot surround glass enclosure

BEDROOMS & BATHS

- Four additional bedrooms
- All feature built-in closets
- Jack-and-jill en-suites in 2nd floor bedrooms with private sink areas

OFFICE/STUDY OR 5TH BEDROOM

- Double glass doors with closet storage for use as an office or 5th bedroom
- Multiple internet and cable connections

GAME ROOM & TERRACE BALCONY

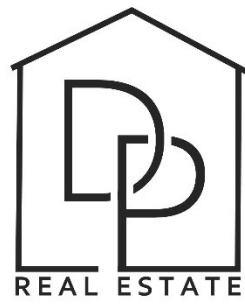
- Wet bar featuring under-counter refrigerator
- Furred down ceiling with trim molding
- Glass-faced cabinets with glass shelving
- 10 foot sliding doors open to covered terrace balcony with downtown view
- Exterior AV connections and ceiling fan
- Variable speed, remote-controlled terrace fan

UTILITY ROOM

- 12" x 24" exalt silver floor tile
- Connections for washer
- Electric & gas connections for dryer
- Extra-wide above washer-dryer storage
- Internet and cable master control panel



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