

***Features and Upgrades  
1720 Leilani Drive  
Houston, Texas 77055***

**General Description:**

New Construction Home built in 2022  
Builder - David Weekley Homes  
Home - 2,850 Sqft per builder  
Lot - 2,622 per survey  
4-5\* Bedrooms, 3.5 Bathrooms plus Game Room  
2 Car attached garage  
Pavered patio in backyard  
Pavered front courtyard with wrought iron gate  
Tankless hot water heater  
Zurn PEX water supply system  
Oversized baseboards  
8 Foot mahogany front door with glass insert  
Lennox 16 Seer - 2 stage air conditioning system  
Pleated media air filter  
Ecobee programmable thermostats  
Jump ducts in secondary bedrooms to balance temperatures  
Advanced framing with 2x6 exterior walls  
Vinyl framed, low E2 double pane windows  
Formaldehyde free fiberglass batt insulation  
R3 Dow insulated sheathing  
R-22 Insulated exterior wall systems  
R-19 Paperless batt insulation on sloped ceilings  
R-38 Insulation in flat ceilings  
Diamond Level Environments for Living (Energy Efficiency Rating)  
10 - year structural warranty, 2- year warranty on portions of your home major  
mechanicals, 1-year limited warranty on defects and workmanship

**General Description Cont:**

Centralized in-house warranty department w/ a personal Warranty Representative  
Heating and air conditioning system energy usage guarantee  
HardieBacker Board in all water contact areas  
Anti-fracture membrane used at all seams and nails in water contact areas  
James Hardie siding and trim  
Specially designed rot resistant exterior door jambs  
Full home gutter system  
Blocked and wired for ceiling fan in family room and all bedrooms  
Taexx in wall pest control system  
Electrical load center with whole home surge protector  
Gated enclave of only 51 homes with a community pool + dog park  
HOA annual fee \$2,550  
HOA fee includes: valet trash pickup 2x a week, recycling 1x a week,  
water/sewer, front + back landscaping, pool, dog park and entry gates  
HOA initial capitalization fee \$1275/\$250 transfer fee  
Guest parking + wide lanes in the community

**Exterior:**

Fenced backyard with pavered patio  
Sprinkler system  
Pavered front courtyard with a wrought iron gate

**Entry:**

Powder bathroom  
Coat closet  
Pre-finished wood stair treads and enamel risers  
Iron stair balusters with wood handrail

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**Kitchen (19 x 10):**

First floor living for easy accessibility  
42" Kent Moore upper cabinets  
GE Café stainless steel appliance package  
Stainless steel undermount sink with Moen faucet  
Upgraded Silestone quartz countertops with 3cm edge  
Gas range 6 range burner with griddle and warming drawer, Wi-Fi connect  
Upgraded custom Kent Moore vent hood cabinet and Frigidaire vent hood  
Eat-in island  
Walk-in pantry (8 x 3)  
Mud rack/backpack area  
Planning station/beverage bar  
Recessed lighting and pendant lighting  
Enclosed refrigerator cabinet  
Under cabinet electrical outlets  
Open to living and dining areas

**Dining Area (19 x 12):**

Upgraded chandelier  
Larger, flexible space to configure different sized tables and furniture  
8 Foot full lite glass door  
Stone Plastic Composite vinyl flooring

**Living Area (18 x 12):**

Recessed lighting  
Ceiling fan  
Open to dining and kitchen

**Primary Bedroom (16 x 15):**

Second floor  
Double door entry  
High ceilings  
Recessed lighting and ceiling fan  
Sitting area  
Upgraded Stone Plastic Composite vinyl flooring in the second floor hallway

**Primary Bathroom (11 x 9):**

Double undermount sinks with vanity storage  
Separate water closet  
Separate soaking bath tub  
Shower with tile set floor and semi-seamless glass  
HardieBacker Board in all water contact areas  
Anti-fracture membrane used at all seams and nails in water contact areas

**Primary Closet (14 x 11):**

Abundant storage and rods  
Carpet with 1/2" 5 lb. pad

**Laundry (6 x 5):**

Second floor  
Upgraded upper cabinet storage  
Gas and electric connections  
HardieBacker Board in all water contact areas  
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**Bedroom #2 (14 x 11)/Bedroom #3 (13 x 13)/Bedroom #4 (15 x 13):**

Second floor along with the primary bedroom and utility room

Closets with double door access

Blocked for ceiling fans

Jump ducts for HVAC temperature balancing

Carpet with 1/2" 5 lb. pad

**Full bathroom #2 (9 x 5):**

Undermount sink

Upgraded Silestone quartz countertop with 3cm edge

Vanity with storage

HardieBacker Board in all water contact areas

Anti-fracture membrane used at all seams and nails in water contact areas

Neutral tile flooring and bath tub surround set in an offset pattern

**Game Room + Optional Bedroom #5\* (currently 27 x 22)\*:**

Third floor

Recessed lighting

Bedroom 5 option for an additional cost

Walk-in closet

Wrought iron baluster spindles with wood handrail

Pre-finished wood stair treads and enamel risers

**Full bathroom #3 (8 x 5):**

Undermount sink

Upgraded Silestone quartz countertop with 3cm edge

Vanity with storage

HardieBacker Board in all water contact areas

Anti-fracture membrane used at all seams and nails in water contact areas

Neutral tile flooring and bath tub surround set in an offset pattern